

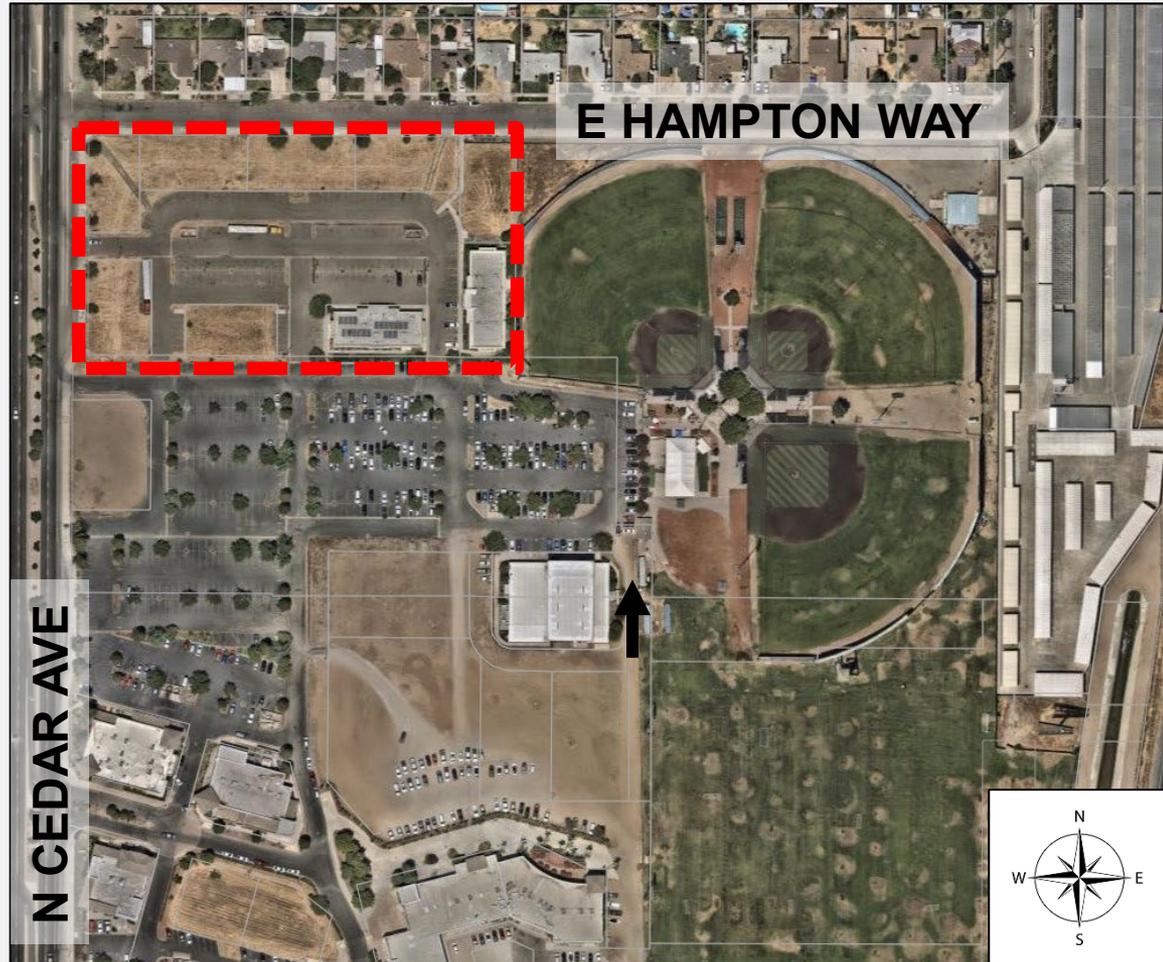
CONSIDERATION OF

Rezone Application No. P25-01778 &
Development Permit Application No.
P25-01774

PRESENTATION BY: VALERIA RAMIREZ, PLANNER II

AERIAL PHOTOGRAPH

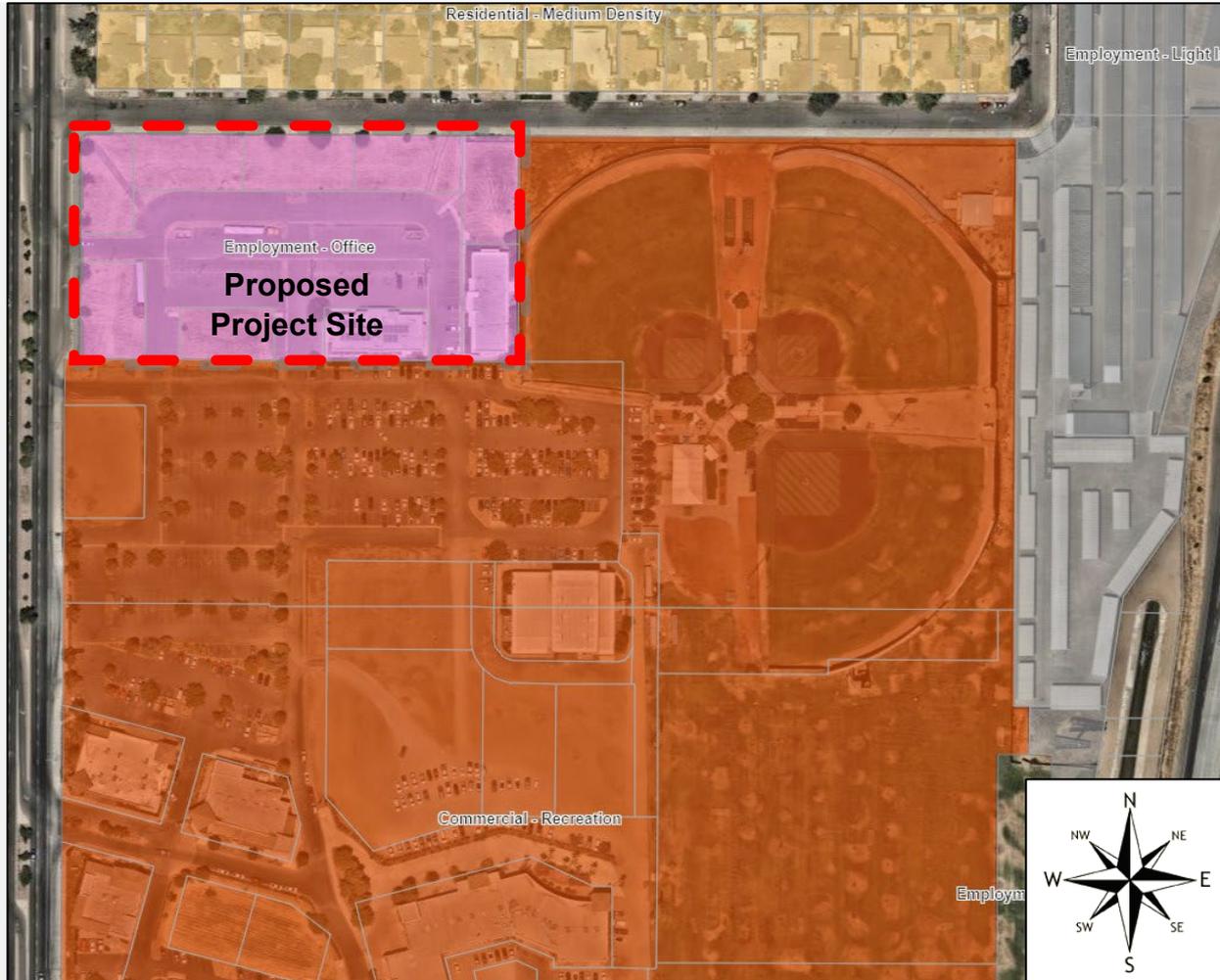
- SEC of N Cedar Ave & E Hampton Way
- ±3.96 acres
- Partially developed site (2 buildings & a parking lot)
- Physical therapist office & law firm
- The Project proposes to develop across 3 pads



Subject Property



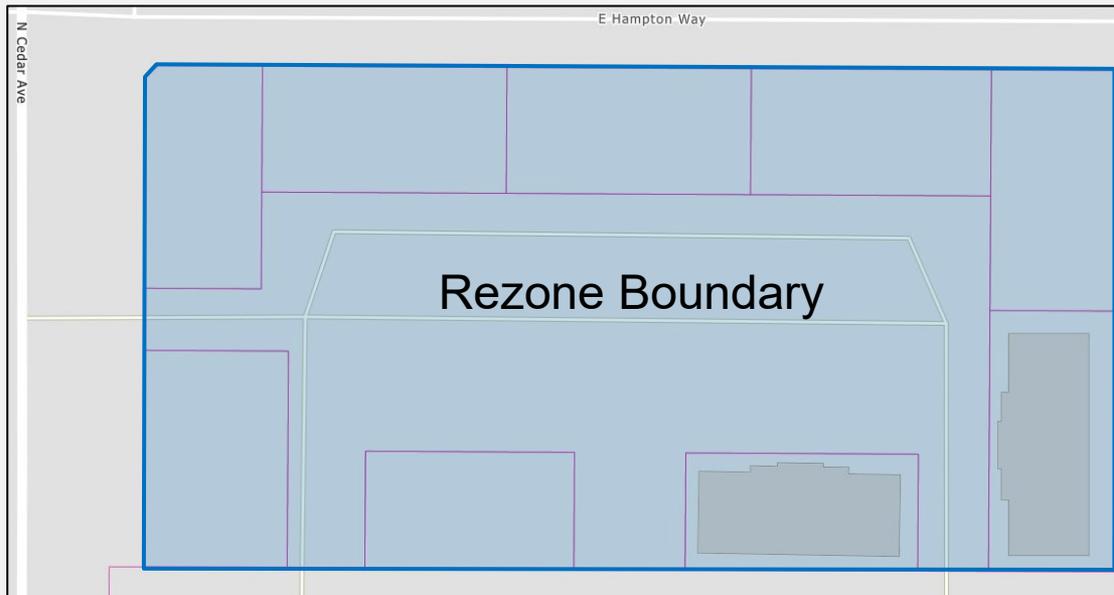
GENERAL PLAN LAND USE MAP



PROJECT SUMMARY & BACKGROUND

Rezone Application No. P25-01778

- Zoned O/cz (*Office/conditions of zoning*)
- Rezone Application No. R-06-48 prohibits adult day care facilities and other uses
- Parcel Map No. 2006-43 subdivided the property into 10 lots
- Site Plan Review Application No. S-06-264 approved the development of 9 single-story office buildings
- Proposes to remove 1 of 3 conditions of zoning on ±3.96 acres of property



REZONE APPLICATION NO. R-06-48

Conditions of Zoning:

1. No schools (public, private, parochial), hospitals, nursing homes, libraries, large residential support facilities, large child day care centers, adult day care facilities, churches, auditoriums, concert halls, amphitheaters, apartment hotels, exhibit halls, hotels, lodges clubs and fraternal organizations, banquet halls, multiple dwellings, fraternity or sorority houses, rooming and boarding houses or other uses that would concentrate a large number of people shall be developed on the subject property. *(proposed to be removed)*
2. The project applicant shall submit and record an avigation easement that acknowledges the existence of the Fresno Yosemite International Airport.
3. The proposed office buildings shall be limited to single-story construction.

PROJECT SUMMARY

Development Permit Application No. P25-01774

- Proposes to construct a senior healthcare facility that will offer community-based services and medical care services to individuals aged 55 and over
- Development will occur on ±1.17 acres of property
- The project will serve approximately 100-200 patients per day
- Patients will not be lodged overnight
- All comments received from departments and partnering agencies have been incorporated into the Conditions of Approval

STAFF RECOMMENDATION

RECOMMEND ADOPTION of the Mitigated Negative Declaration prepared for Environmental Assessment No. P25-01774/P25-01778, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines; and,

RECOMMEND APPROVAL of Rezone Application No. P25-01778, proposing to remove one (1) of the three (3) existing conditions of zoning on ±3.96 acres of property; and,

RECOMMEND APPROVAL of Development Permit Application No. P25-01774, proposing to construct a senior healthcare facility on ±1.17 acres of property.