

CONSIDERATION OF:

**REZONE APPLICATION No. R-16-010,
DEVELOPMENT PERMIT APPLICATION No.
D-16-081, VARIANCE APPLICATION No. V-
16-009, ANNEXATION APPLICATION No.
ANX-16-004 AND RELATED
ENVIRONMENTAL ASSESSMENT (EA) No.
R-16-010/D-16-081/V-16-009/ANX-16-004**

**FILED BY JOE GUAGLIARDO ON BEHALF OF HARPINDER
SINGH BHANGOO**

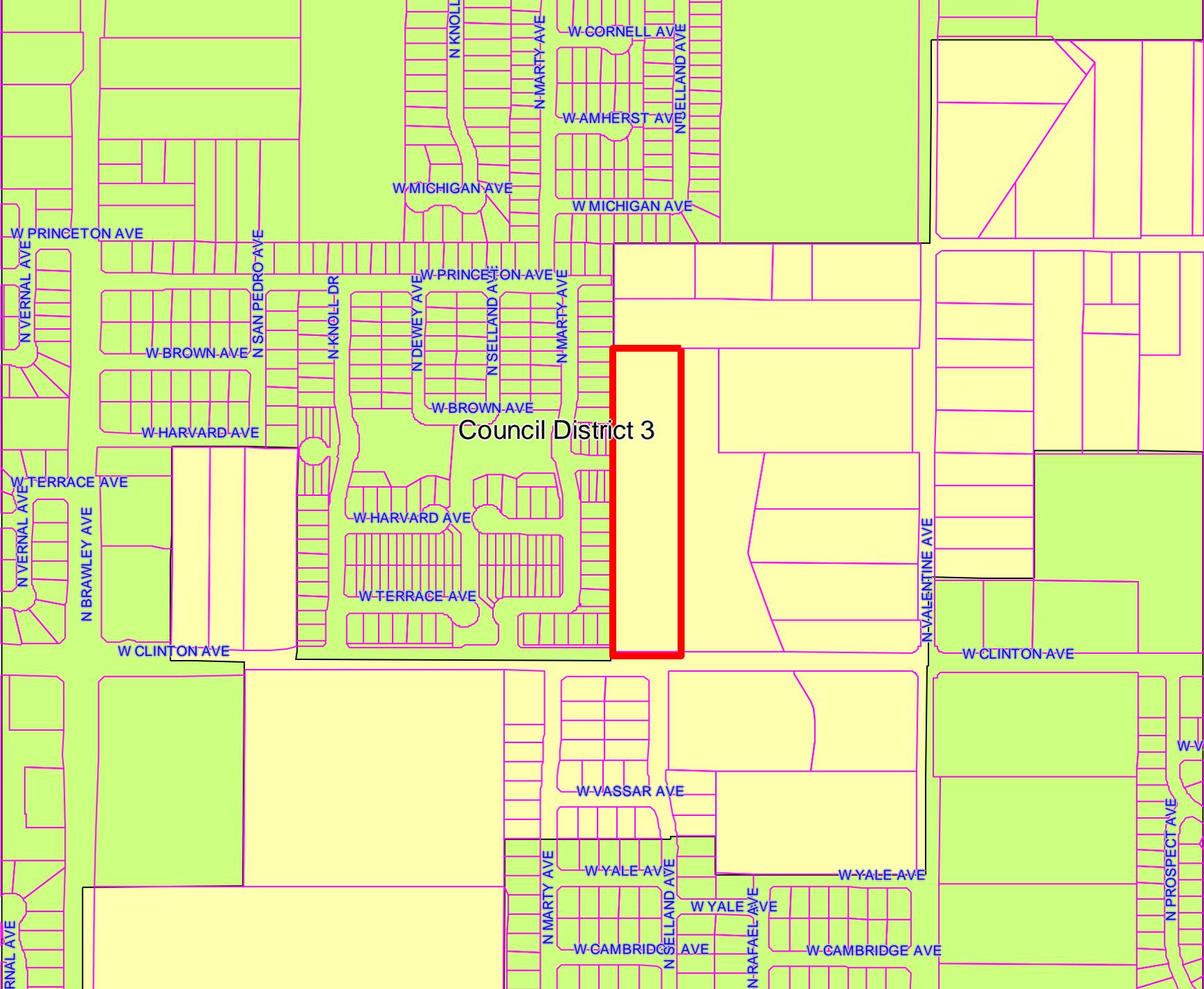
*City Council Meeting
January 12, 2017*

Project Summary

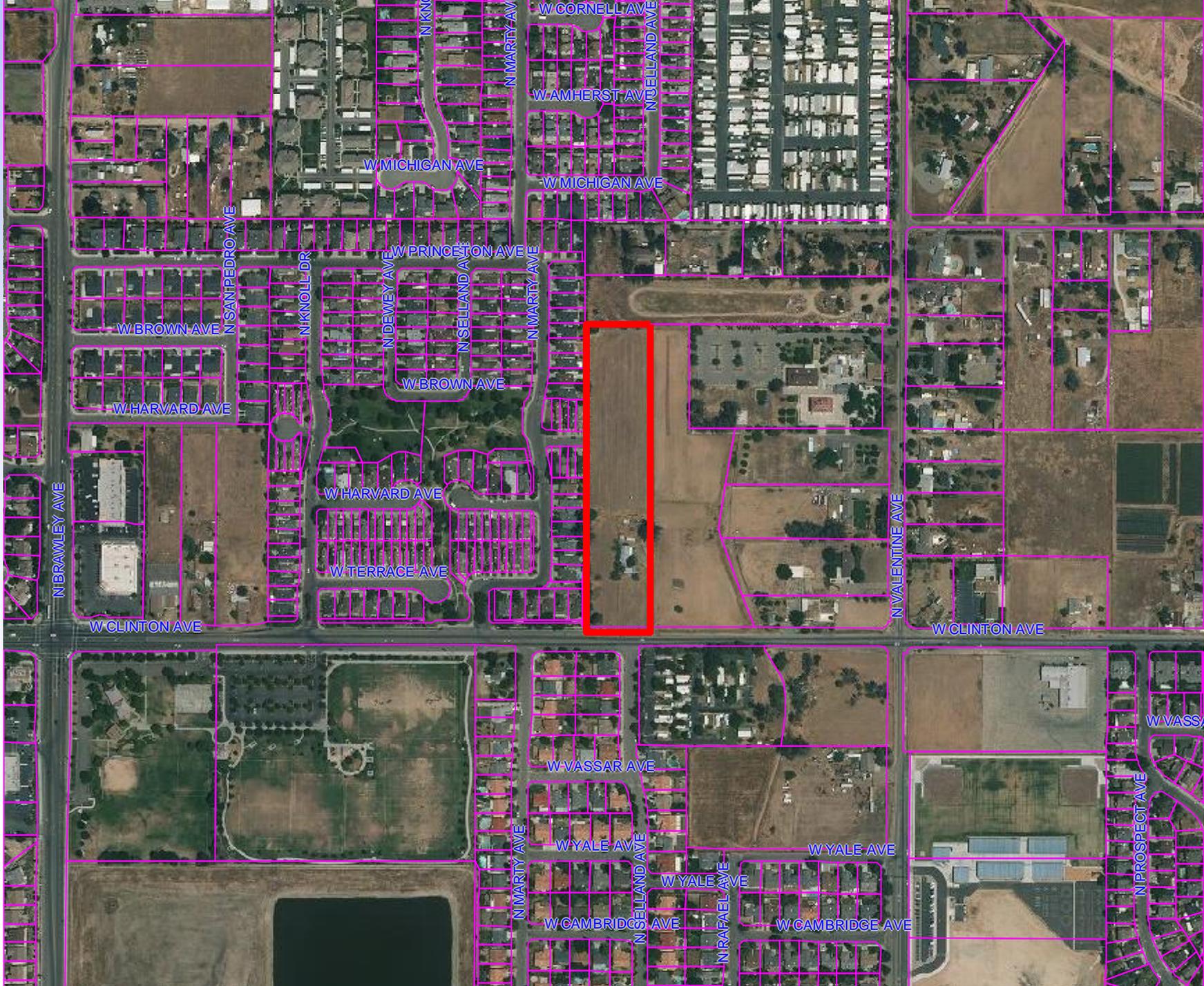
- Rezone Application No. R-16-010, Development Permit No. D-16-08, Variance Application No. V-16-009 and Annexation Application No. ANX-16-004 were filed by Joe Guagliardo, and pertain to a ±4.65 acre site located on the north side of West Clinton Avenue between North Valentine and North Brawley Avenues in the unincorporated portion of the City's Sphere of Influence Boundary.
- The Rezone Application requests that the site be pre-zoned to the RM-2/UGM (*Residential Multi-Family, Urban Neighborhood/Urban Growth Management*) zone district.

Project Summary (cont.)

- The Development Application requests approval of the phased construction of an 80-unit multiple family residential development.
- The Variance Application requests a reduction in front lot coverage.
- The Annexation Application requests that the site be annexed to the City of Fresno.



Council District 3



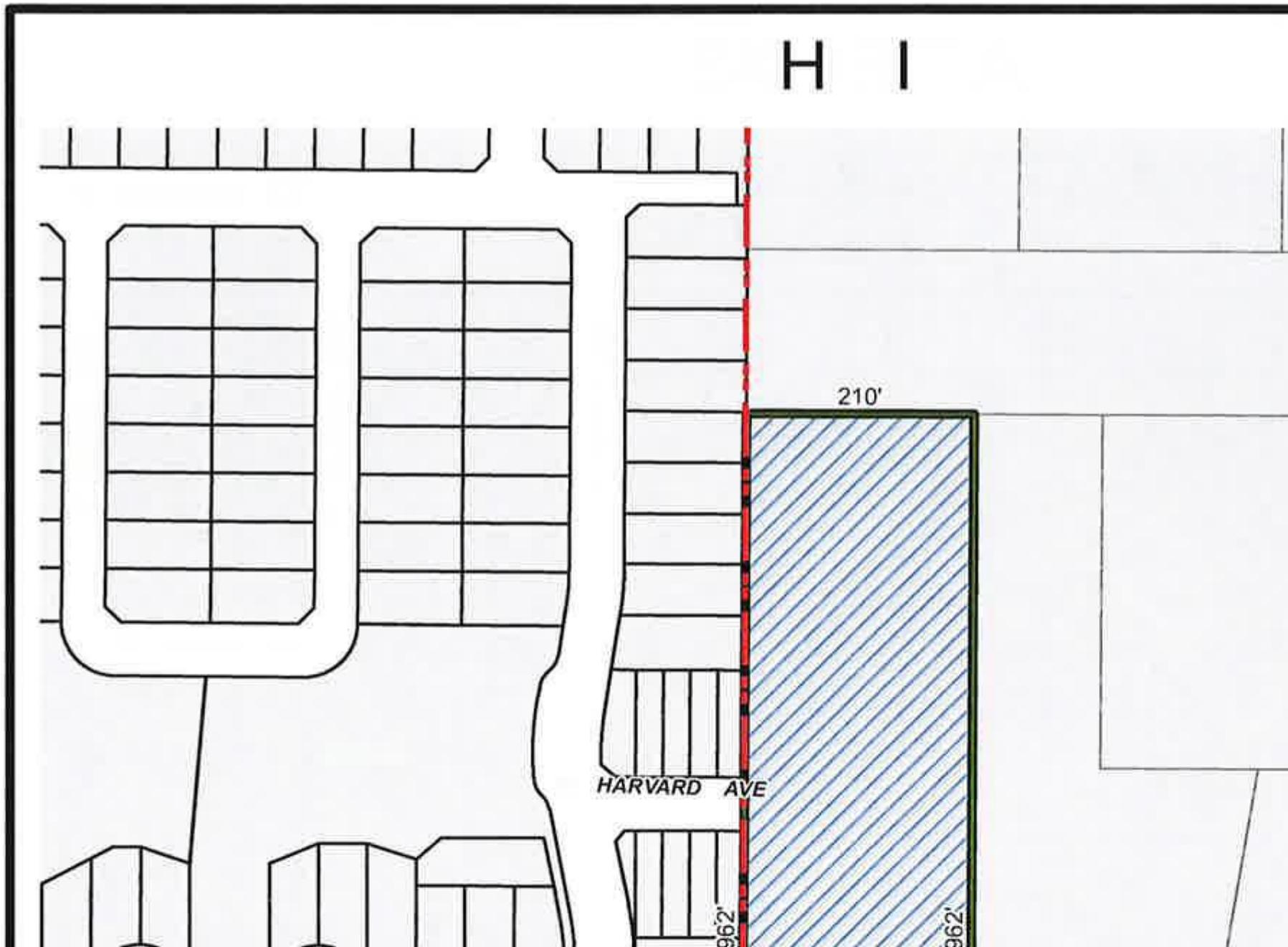
H I

210'

HARVARD AVE

962'

962'



REZONE

- This rezone supports the following General Plan Policies:
 - A diversity of housing types and densities
 - A complete neighborhood which are affordable, healthy and attractive
 - Infill development that includes a range of housing types

DEVELOPMENT PERMIT

- Development will be gated with an emergency entry off of West Harvard Ave
- Allowable lot coverage is 50%; will be 44%
- Minimum on-site common open space is 15%; will be 20%
- All units will have private open space
- Required parking is 140; will be 144

DEVELOPMENT PERMIT (cont.)

- Required are 3 electric vehicle (EV) charging station; 3 are provide
- Required long term bicycle parking 5; 5 provided
- Allowable density is 16-30 units per acre; will be 17.2 units per acre

VARIANCE

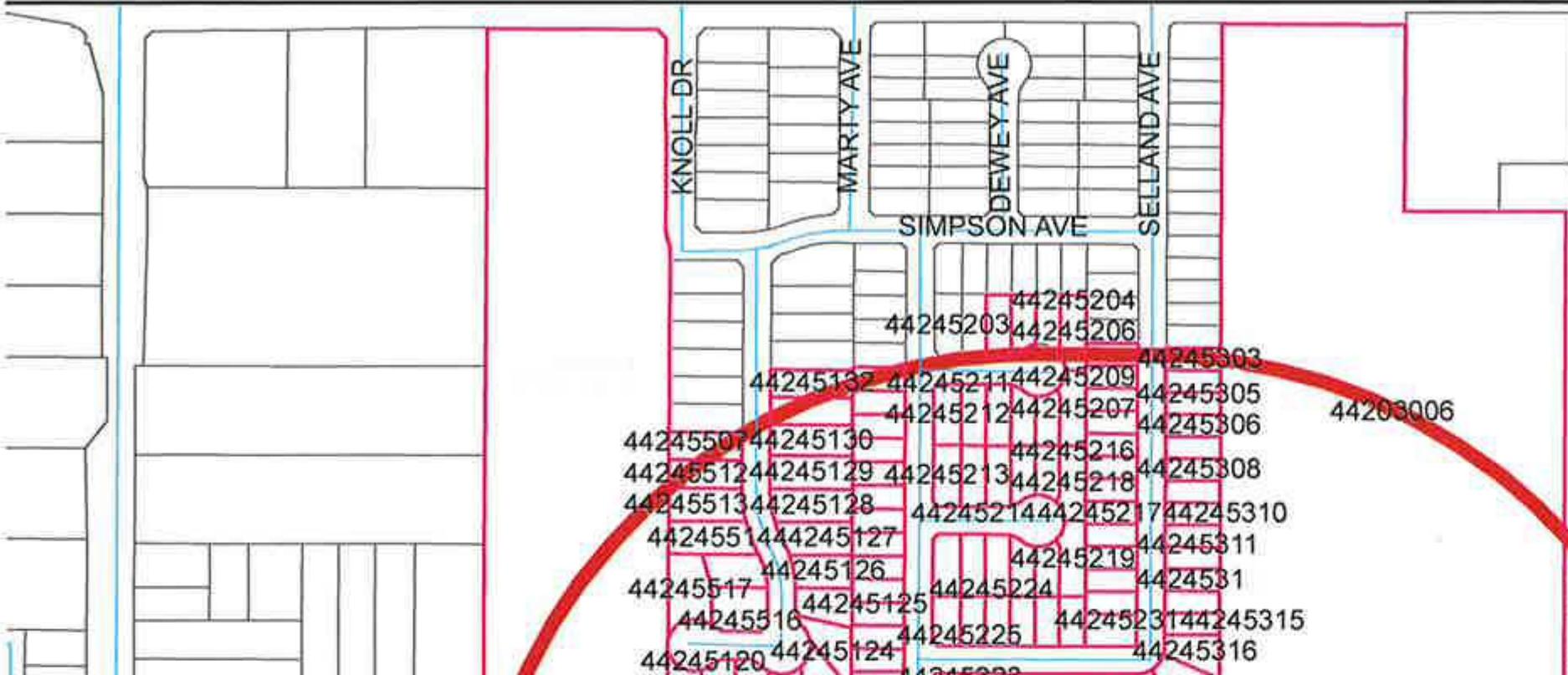
- Requests that the 50% front lot coverage be reduced to 21%.
- The necessary findings can be made, including:
 - Configuration of the property is extraordinary
 - The physical hardship was not due to applicants action
 - Granting of a variance will not detrimental to the public health, safety, welfare or convinence

VARIANCE (cont.)

- The granting of the variance will be consistent with the objectives of the Fresno Municipal Code, the General Plan and the West Area Community which encourage infill development and increased residential development

Annexation of Territory to a City

- State law requires that all territory to be annexed must be “pre-zoned” consistent with a City’s General Plan.
- Annexations must be “revenue neutral”.
- The applicant must make “fair and proportional” payments to the city for the provision of municipal services.



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Recommendation

- Staff recommends adoption Environmental Assessment No. R-16-010/D-16-081/V-16-009/ANX-16-004
- Staff recommends approval of Rezone Application No. R-16-010
- Staff recommends approval of Variance Application No. V-16-009
- Staff recommends approval of Annexation Application No. ANX-16-004

