

PROJECT INFORMATION TABLES

PROJECT	See description under “Subject” and “Executive Summary” of the staff report.
APPLICANT	Bill Robinson, Sol Development Associates on behalf of Wesco, LP and Misaki Trusts (property owners)
LOCATION	<p>Approximately ¼ mile northwest from the intersection of South Clovis Avenue and East Jensen Avenue (portion of Assessor Parcel 481-100-04 and a portion of 481-100-08 along East Laurite Avenue)</p> <p>-Site Address: 5541 East Jensen Avenue (481-100-04);</p> <p>-Site Address: 5524 East Laurite Avenue (481-100-08);</p> <p>-Site Address: 2530 South Clovis Avenue (481-130-15)</p> <p>(Council District 5, Councilmember Chavez)</p>
SITE SIZES	<p>Two parcels totaling 1.30-acres; a 0.39 acre portion of an existing 1.44-acre parcel (481-100-04) fronting along E. Laurite Ave; and a 0.91 acre portion of an existing 7.94±-acre undeveloped parcel (481-100-08).</p> <p>Two contiguous parcels; 7.94±-acres (481-100-08) and 5.55±-acres (481-130-15)</p>
LAND USES	<p><u>Existing:</u></p> <p><i>Residential Medium Low Density (3.5-6 Dwelling Units/Acre)</i> 5541 East Jensen Avenue (0.39 acre portion of APN 481-100-04); and <i>Employment-Business Park (7.95 acres of APN 481-100-08 and 5.55 acres of APN 481-130-15)</i></p> <p><u>Proposed:</u></p> <p><i>Employment-Business Park (APN 481-100-08 and APN 481-130-15) and 5541 East Jensen Avenue (0.39 acre portion of APN 481-100-04); and Residential Medium Low Density (3.5-6 Dwelling Units/Acre) (0.91 acre portion of APN 481-100-08)</i></p>

<p style="text-align: center;">ZONING</p>	<p><u>Existing:</u> <i>RS-4 (Residential Single-Family, Medium Low Density)</i> (APN 481-100-04) and <i>BP/UGM/cz (Business Park/Urban Growth Management /Conditions of Zoning)</i> (APN 481-100-08 and APN 481-130-15)</p> <p><u>Proposed:</u> <i>BP/UGM (Business Park/Urban Growth Management)</i> (APN 481-100-08 and APN 481-130-15 and 5541 East Jensen Avenue – the 0.39 acre portion of APN 481-100-04); and <i>RS-4 (Residential Single-Family, Medium Low Density)</i> - the 0.91 acre portion of APN 481-100-08)</p>
<p style="text-align: center;">PLAN DESIGNATION AND CONSISTENCY</p>	<p>Plan Amendment/Rezone No. P18-00116 can be found consistent with the Fresno General Plan and the Roosevelt Community Plan, as further described in the “Land Use and Policies” analysis section of the staff report.</p>
<p style="text-align: center;">ENVIRONMENTAL FINDING</p>	<p>Finding of a Negative Declaration dated January 4, 2019.</p>
<p style="text-align: center;">PLAN COMMITTEE RECOMMENDATION</p>	<p>The Council District 5 Project Review Committee reviewed this project and recommended approval on June 25, 2018.</p>
<p style="text-align: center;">COVENANTS/ ZONE CONDITIONS</p>	<p>Conditions of Zoning per Ordinance No. 2006-13 are applicable to the subject properties identified as Assessor Parcels 481-100-08 and 481-130-15. See analysis under “Conditions of Zoning” in the staff report that outlines the existing conditions of zoning.</p>
<p style="text-align: center;">SPECIAL POLICY AREA APPLICABLE POLICIES</p>	<p>N/A</p>
<p style="text-align: center;">HISTORIC INFORMATION HISTORIC SITE / DISTRICT</p>	<p>The subject properties are currently vacant and undeveloped, with the exception of an existing single family residential structure on a portion of the adjacent 1.44-acre parcel (APN 481-100-04) which is the subject 0.39-acre portion. Therefore, the subject parcels have no historic structures and the areas surrounding the subject properties are not in a historic district and do not contain any historic structures.</p>

	Planned Land Uses	Existing Zoning	Existing Land Uses
North	Residential-Medium Low Density	<i>RS-4/UGM (Residential Single-Family, Medium Low Density/Urban Growth Management)</i>	Single Family Residential Homes (Tract 5171)
	Residential-Medium Density	<i>RS-5/UGM (Residential Single-Family, Medium Density/Urban Growth Management)</i>	Single Family Residential Home (2460 S. Clovis Ave)
East	Residential-Medium Density	<i>RS-5/UGM (Residential Single-Family, Medium Density/Urban Growth Management)</i>	Single Family Residential Home (2460 S. Clovis Ave)
	Residential-Medium Low Density	<i>RS-4/UGM (Residential Single-Family, Medium Low Density/Urban Growth Management)</i>	Single Family Residential Homes (Tracts 4377/4760/1561)
	Residential-Medium Low Density	<i>RS-3/UGM (Residential Single-Family, Low Density/Urban Growth Management)</i>	Single Family Residential Homes (City Tract 5376)
		<i>R1B, Single-Family Residential (County)</i>	Single Family Residential Homes (County Tract 1272)
South	Employment-Business Park	<i>BP/UGM/CZ (Business Park/Urban Growth Management/Conditions of Zoning)</i>	Vacant Lands
	Community Commercial	<i>CC/UGM/CZ (Community Commercial/Urban Growth Management/Conditions of Zoning)</i>	
West	Residential-Low Density	<i>RS-3/UGM/CZ (Residential Single-Family, Low Density/Urban Growth Management/Conditions of Zoning)</i>	Single-Family Residential Homes (Tracts 5103 & 4918)
	Residential-Medium Low Density	<i>RS-4/UGM/CZ (Residential Single-Family, Medium Low Density/Urban Growth Management/Conditions of Zoning)</i>	

City of Fresno
Planning and Development Department

April 16, 2018

GENERAL PLAN AMMENMENTS and REZONES

West side of South Clovis, north of East Jensen, and south of E Church Avenues

Roosevelt Community Plan

Parcel APN: 481-100-08 2460 North Clovis Ave

Owner: WESCLO, L.P., a California limited partnership
3265 West Ashlan Avenue, Fresno, 93722

Applicant: WESCLO, L.P., a California limited partnership
3265 West Ashlan Avenue, Fresno, 93722

Agent: Bill Robinson
Sol Development Associates, LLC
906 N Street, Ste 100, Fresno, 93721

Parcel APN: 481-100-04, 5541 East Jensen Ave

Owner: Takeshi W. Misaki and Gail A. Misaki, as Trustees of the Takeshi
W. Misaki and Gail A. Misaki Revocable Trust Agreement dated
October 29, 2008

Seiji R. Misaki and Loretta A. Misaki, as Trustees of the Seiji R.
Misaki and Loretta A. Misaki Living Trust dated August 3, 2005

Applicant: Takeshi W. Misaki and Gail A. Misaki, as Trustees of the Takeshi
W. Misaki and Gail A. Misaki Revocable Trust Agreement dated
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OPERATIONS STATEMENT/DESCRIPTION

These applications are for General Plan Amendments and Rezones for a +/- .91 acre portion of parcel **APN 481-100-08** and for a +/- .39 acre portion of parcel **APN 481-100 04**. See legal descriptions in Preliminary Title Reports.

This northern of the two adjacent parcels (**481-100-08** and **481-100-15**) for a future Derrel's Mini Storage facility is proposed to be modified from the current configuration by LLA to separate a +/- .91 acre area in the northern most portion of the parcel along the northern property line by LLA. Additionally, parcel **APN 481-100-04** is being proposed to be modified from the current configuration by separation of a +/- .39 acre portion to be incorporated by LLA into parcel **APN 481-100-08**.

Parcel **APN 481-100-08** has a General Plan use designation of Business Park and parcel **APN 481-100-04** has a use designation of Residential Single Family Medium Low Density therefore, **a General Plan Amendment is required to change the use designation of the +/- .91 portion to Residential Single Family Medium Low Density to match the land use designation of the remainder of parcel APN 481-100-04.**

Parcel **APN 481-100-04** has a General Plan use designation of Residential Single Family Medium Low Density, therefore, **a General Plan Amendment is required to change the use designation of the +/- .39 acre portion to Business Park to match the use designation of parcel APN 481-100-08.**

Parcel **APN 481-100-08** is Zoned BP therefore, the +/- .91 acre portion to be separated is proposed to be **Rezoned to RS-4 to match the remainder of parcel APN 481-100-04 and the residential subdivision adjacent to the north.**

Parcel **APN 481-100-04** is Zoned RS-4 therefore, the +/- .39 acre portion to be separated is proposed to be **Rezoned to BP to match parcel APN 481-100-08 and be incorporated by LLA.**

The separation of the .91 acre portion from parcel **APN 481-100-08** with a new General Plan use designation of Residential Single Family Medium Low Density and a new Zoning of RS-4 will allow the subdivision to the north to add residential single family parcels that match the remainder of the existing subdivision.

Parcel **APN 481-100-08** is vacant and void of any improvement.

Parcel **APN 481-100-04** is improved with a house and an outbuilding which will be removed.