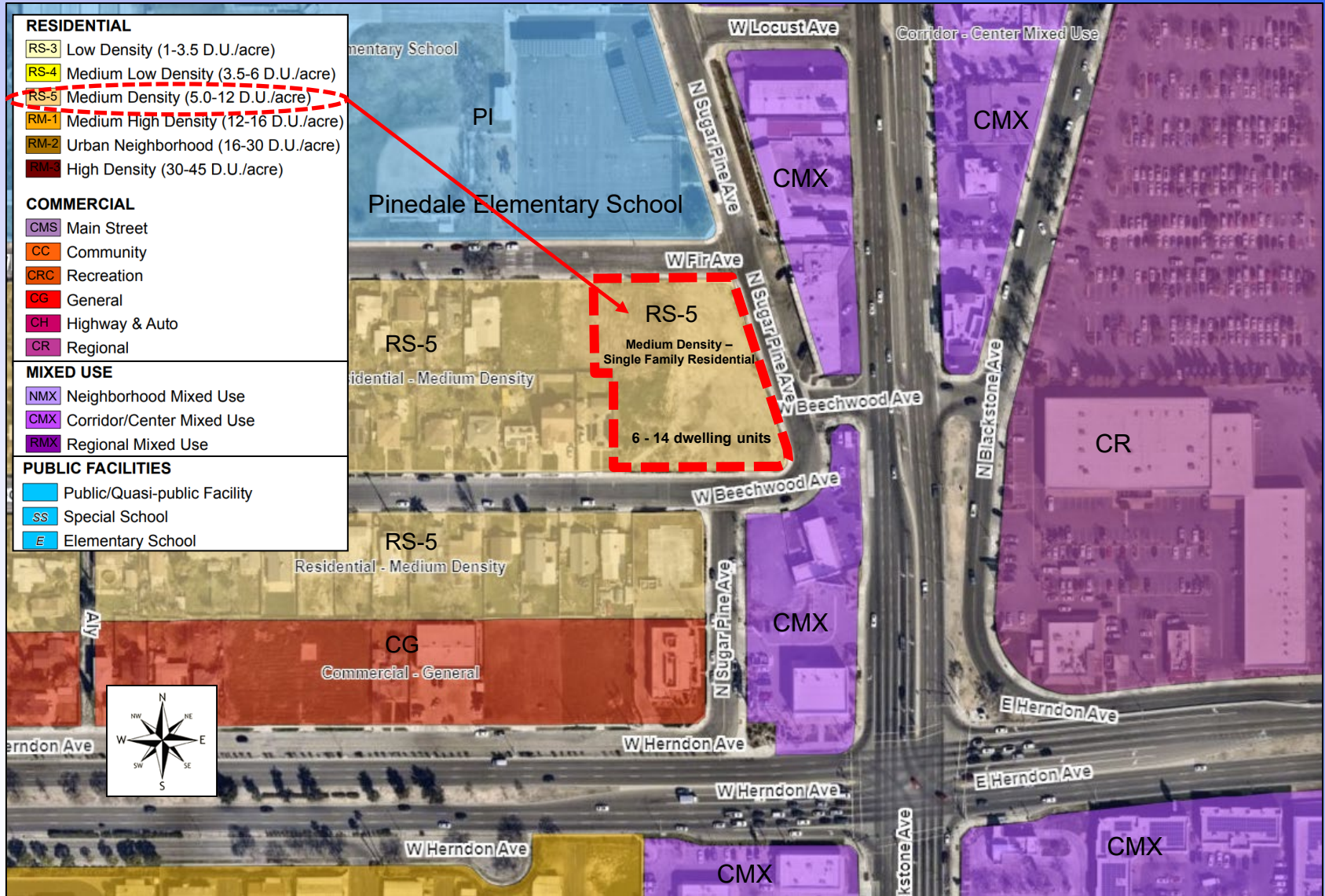


Exhibit R

CONSIDERATION OF
PLAN AMENDMENT & REZONE APPLICATION NO.
P22-00507,
DEVELOPMENT PERMIT APPLICATION NO. P22-00505
AND
RELATED ENVIRONMENTAL FINDING FOR
EA NO. P22-00507/P22-00505

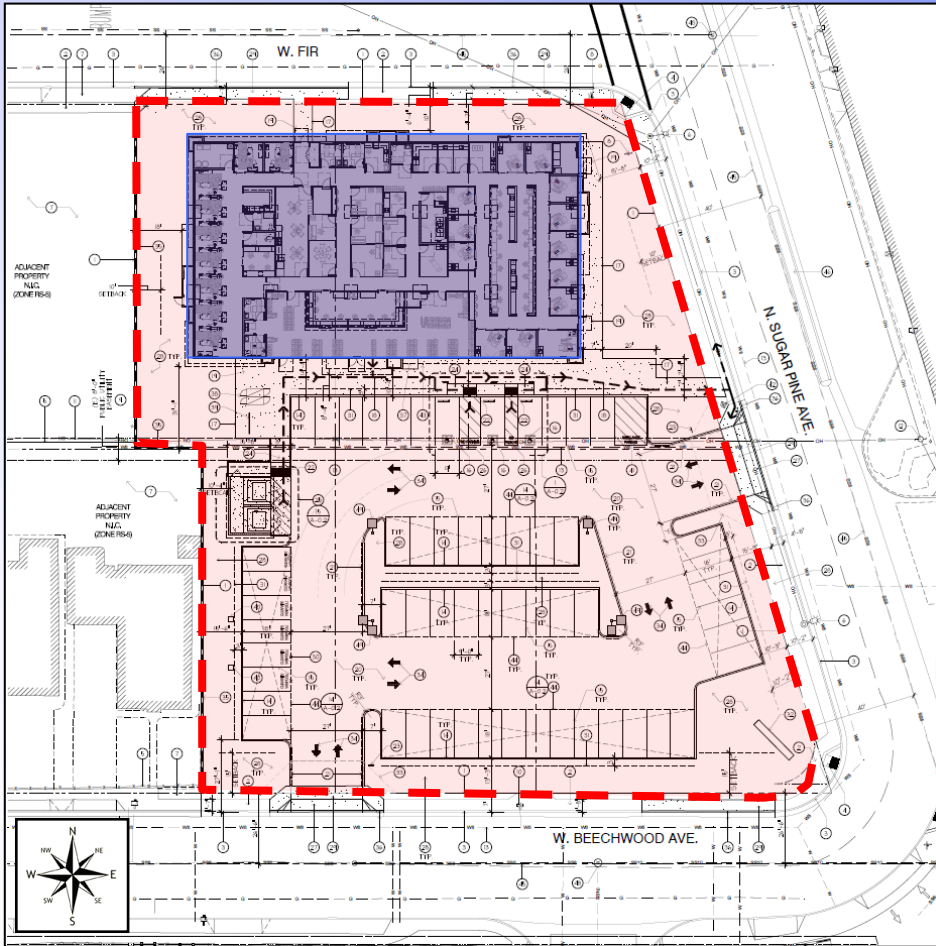
Filed by
Roger Hurtado of Centerline Design, LLC,
on behalf of Valley Health Team, Inc.

Existing Planned Land Use & Zoning Map



Project Summary & Background:

- **Development Permit Application No. P22-00505** proposes to construct an ±11,664 square-foot, single-story medical clinic.



Development

- Two (2) points of ingress and egress;
 - one (1) along N. Sugar Pine Ave;
 - one (1) along W. Beechwood Ave;
- Curbs, gutters, and sidewalks;
- Landscaping and landscape buffer;
- Six-foot CMU block wall
- Parking;

Operations

- Hours of Operation:
 - Monday through Friday, 8:00 a.m. to 6:00 p.m.
 - Saturdays 8:00 a.m. to 8:00 p.m.
- Exam, treatment, labs, x-ray, behavioral health, dental and other rooms and offices.
- Telemedicine Services (25% of appointments)
- Expected to serve 5,000 patients
 - 21,540 patients visits per year
 - 82 patients per day
- Residents of the Pinedale Community and Pinedale Elementary School students account for 40% - 50% of patients
- 40 staff members

Project Summary & Background: Continued

- **Development Permit Application No. P22-00505** proposes to construct an ±11,664 square-foot, single-story medical clinic.

- **Plan Amendment Application No. P22-00507** requests to change the planned land use designation for the subject property from Residential – Medium Density to Commercial – General; and

- **Rezone Application No. P22-00507** requests to rezone the subject property from the RS-5 (*Residential Single Family, Medium Density*) zone district to CG (*Commercial – General*) zone district.
 - Commercial – General planned land use designation and zoning classification accommodates a range of commercial uses (including Offices, Medical and Dental);

 - General Commercial uses (which includes Offices, Medical and Dental) are permitted “by-right” in the CG zone district; and

 - If approved, the proposed development would be considered consistent with the proposed Commercial – General planned land use and zoning designation.

Staff Recommendation

1. **ADOPT the Mitigated Negative Declaration as prepared for Environmental Assessment No. P22-00505/P22-00507**, dated December 9, 2022, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA); and,
2. **RESOLUTION – Approving Plan Amendment Application No. P22-00507**, requesting authorization to amend the Bullard Community Plan, Pinedale Neighborhood Plan and the Fresno General Plan to change the planned land use designation for the subject property from Residential – Medium Density to Commercial – General; and
3. **BILL – (For introduction and adoption) – Approving Rezone Application No. P22-00507**, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-5 (*Residential Single Family, Medium Density*) zone district to the CG (*Commercial – General*) zone district in accordance with the Plan Amendment Application; and
4. **APPROVE Development Permit Application No. P22-00505**, requesting authorization to construct an ±11,664-square-foot medical clinic and associated parking, circulation, and infrastructure improvements on the approximately 1.23-acre site.