




**REPORT TO THE PLANNING COMMISSION**

AGENDA ITEM NO.  
COMMISSION MEETING 02.01.17


February 01, 2017

APPROVED BY

  
DEPARTMENT DIRECTOR

FROM: MIKE SANCHEZ, Assistant Director  
Development Services Division 

THROUGH: BONIQUE EMERSON, AICP, Planning Manager  
Development Services Division 

BY: WILL TACKETT, Supervising Planner  
Development Services Division 

SUBJECT: CONSIDERATION OF PLAN AMENDMENT APPLICATION NO. A-16-014;  
REZONE APPLICATION NO. R-16-013; AND, RELATED ENVIRONMENTAL  
ASSESSMENT NO. A-16-014/R-16-013/T-6165 FOR APPROXIMATELY 78  
ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF EAST CHURCH  
AVENUE BETWEEN SOUTH SUNNYSIDE AND SOUTH FOWLER AVENUES.

**RECOMMENDATION**

Staff recommends that the Planning Commission continue this matter to the meeting scheduled to be held on February 15, 2017.

**EXECUTIVE SUMMARY**

Brian Yengoyan of Citadel Development Group, Inc., on behalf of High and Mighty Farms, Inc., has filed Plan Amendment Application No. A-16-014 and Rezone Application No. R-16-013 pertaining to ±78 acres of property located on the north side of East Church Avenue between South Sunnyside and South Fowler Avenues.

Plan Amendment Application No. A-16-014 proposes to amend the Fresno General Plan and Roosevelt Community Plan to change the planned land use designations for the subject property from Medium-Low Density Residential (±22 acres), Medium Density Residential (±35 acres), Residential Multi-Family Urban Neighborhood (±15 acres), Neighborhood Park (±6 acres) to Medium Density Residential (±50 acres), Residential Multi-Family Urban Neighborhood (±18 acres), Community Commercial (±7 acres), and Open Space/Neighborhood Park (±3 acres) with a dual designation of Medium Density Residential.

Rezone Application No. R-16-013 proposes to amend the Official Zone Map to reclassify the ±78 acres to RS-5 (*Residential Single Family, Medium Density*) (±50 acres), RM-2 (*Residential Multi Family Urban Neighborhood*) (±18 acres), CC (*Commercial-Community*) (±7 acres), and PR (*Parks and Recreation*) (±3 acres).

These applications have been filed in order to facilitate the future development of a Complete Neighborhood in accordance with the Goals, Objectives and Policies of the Fresno General Plan. Vesting Tentative Tract Map No. 6165/UGM has also been filed requesting authorization

to subdivide the northerly ±40 acre portion of the subject property for purposes of creating a 208-lot single family residential development and neighborhood park.

On December 21, 2016, the Planning Commission considered Plan Amendment Application No. A-16-014, Rezone Application No. R-6-013 and related Environmental Assessment (EA) No. A-16-014/R-16-013/T-6165 dated October 21, 2016.

Following the staff presentation of the proposed project and after receiving public comments, the Planning Commission voted to continue the matter to the meeting scheduled for February 01, 2017; and, directed the applicant to hold a neighborhood meeting prior to the continued hearing date and further consideration by the Planning Commission.

A neighborhood meeting was scheduled, noticed and held at the Sunnyside Regional Library (5566 East Kings Canyon Road) at 6:30 p.m. on January 19, 2017. Noticing of the meeting was provided in accordance with Section 15-5006 of the Fresno Municipal Code. Although the Fresno Municipal Code requires a 500-foot mailing radius for neighborhood meetings, notices were sent to the same 1,000-foot radius utilized for purposes of notification of the previously scheduled Planning Commission hearing.

Facilities at the Sunnyside library had potential to accommodate approximately 75 individuals based upon building occupancy. However, over 100 individuals attended the neighborhood meeting and facilities proved insufficient to accommodate all attendees. Therefore, the applicant group announced to all individuals attending that a second neighborhood meeting would be scheduled for a different venue which could accommodate a greater number of individuals at a later date and informed the attendees that new notices would be provided for the second meeting. A sign-in sheet was provided to all attendees and those attendees who were not included within the 1,000 foot radius were included within the mailing list for future notices.

A second neighborhood meeting has been scheduled and noticed to be held at Sequoia Elementary School (1820 South Armstrong Avenue) at 6:30 p.m. on February 02, 2017. Noticing was provided to the same 1,000 foot radius and included all individuals who signed in at the January 19, 2017 neighborhood meeting. Sequoia Elementary was selected based upon the recommendations of the individuals attending the neighborhood meeting as it can accommodate the larger number of individuals and is located within close proximity to the project and surrounding neighborhoods.

Therefore, staff recommends this item be continued to the February 15, 2017 Planning Commission meeting so the neighborhood meeting can be held with sufficient time to take any further testimony into consideration and report on proceedings prior to further consideration by the Planning Commission.

Staff now proposes to also schedule the associated tentative tract map for consideration as a subsequent item on the February 15, 2017 Planning Commission agenda for a recommendation to the City Council; this will allow all associated applications to be considered at the same hearing.