

July 20, 2016

APPROVED BY

DEPARTMENT DIRECTOR

FROM: MIKE SANCHEZ, Assistant Director  
Development and Resource Management Department

BY: BONIQUE EMERSON, Planning Manager  
Development Services Division

**SUBJECT**

Consideration of Plan Amendment Application No. A-16-005, Rezone Application No. R-16-006, Development Permit Application No. D-16-031 and related Environmental Assessment No. A-16-005/R-16-006/D-16-031, filed by Nick Yovino Jr. of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC. These applications pertain to approximately  $\pm 2.27$  acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues.

**RECOMMENDATION**

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-16-005/R-16-006/D-16-031 dated June 3, 2016 for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-005 proposing to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for the subject property from *Medium Low Density Residential* planned land use to the *Medium High Density Residential* planned land use designation.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-006 to rezone the subject property from the RS-4/UGM (*Residential Single Family, Medium low Density/Urban Growth Management*) zone district to the RM-1/UGM (*Residential Multiple Family, Medium High Density/Urban Growth Management*) zone district.
4. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. D-16-031 proposing a gated, 34-unit multiple family residential development in three buildings with enhanced architectural features, including concrete roof tiles, stucco and stone veneers, decorative railings and window treatments, and courtyards central to each building. Landscaping for the project is dense along property lines to promote privacy and within the project to compliment architectural features and a colored concrete entry drive, landscaping, and wrought iron fencing along East Shepherd Avenue., subject to the Conditions of Approval dated July 6, 2016.

## **EXECUTIVE SUMMARY**

Nick Yovino Jr., of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC, filed Plan Amendment Application No. A-16-005, Rezone Application No. R-16-006, and Development Permit Application No. D-16-031 which pertain to ± 2.27 acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues in the City of Fresno.

The plan amendment and rezone applications have been filed in order to facilitate approval of Development Permit Application No. D-16-031 which proposes a 34-unit gated multiple family residential development with enhanced architectural features, open courtyards, extensive landscaping and carports.

## **Noticing**

This item was continued to July 20, 2016 at the July 6<sup>th</sup> meeting because of a minor error in noticing. The project was re-noticed to surrounding property owners within 1,000 feet on July 8, 2016.

## **Attachments:**

Exhibit A: July 6, 2016 staff report (previously sent to Planning Commissioners)