

PROJECT INFORMATION

PROJECT	<p>Betsy McGovern-Garcia, on behalf of Self-Help Enterprises, has filed Plan Amendment Application No. A-17-003, Rezone Application No. R-17-005, and Conditional Use Permit Application No. C-17-044 pertaining to approximately 8.02 acres of property. Plan Amendment Application No. A-17-003 proposes to amend the Fresno General Plan and the Edison Community Plan from the High Density Residential (30-45 du/ac) planned land use designation to the Medium Density Residential (6-12 du/ac) planned land use designation. Rezone Application No. R-17-005 requests authorization to rezone the subject properties from the RM-3 (<i>Residential Multi-Family, High Density</i>) zone district to the RS-5 (<i>Residential Single Family, Medium Density</i>) zone district. Conditional Use Permit Application No. C-17-044 requests authorization to construct 40 affordable senior multi-family residential dwelling units pertaining to 3.1 acres of the total 8.02 acres of property proposed to be redesignated and rezoned. The developer plans to submit a Vesting Tentative Tract Map for 26 affordable single-family dwelling units at a later date.</p>	
APPLICANT	Betsy McGovern-Garcia of Self-Help Enterprises	
OWNER	Successor Agency to the Redevelopment Agency of the City of Fresno	
LOCATION	<p>1405, 1411, 1433, 1449, 1505, 1525, and 1527 East Annadale Avenue; Located on the north side of East Annadale Avenue between South Elm Avenue and South Tupman Street (APNs: 479-270-02T, 479-270-03T, 479-270-04T, 479-270-05T, 479-270-06T, 479-270-15T, 479-270-16T, 479-270-24T)</p> <p>(Council District 3, Councilmember Baines)</p>	
SITE SIZE	Approximately 8.02 acres	
PLANNED LAND USE	Existing	High Density Residential
	Proposed	Medium Density Residential
ZONING	Existing	RM-3 (<i>Residential Multi-Family, High Density</i>)
	Proposed	RS-5 (<i>Residential Single Family, Medium Density</i>)
PLAN DESIGNATION AND CONSISTENCY	The proposed zone districts for the subject properties conform to the proposed planned land use designation of Medium Density Residential.	
DISTRICT IMPLEMENTATION COMMITTEE	The District 3 Implementation Committee is currently inactive.	

HOUSING ELEMENT INFORMATION	This project, the development of a combination of affordable single family homes and affordable senior housing, is on sites listed in the Housing Element. The Housing Elements Sites Inventory calculates the minimum capacity of these sites to be 222 units with an affordability level of Very Low/Low. The project proposes to rezone the parcels (from RM-3 to RS-5) to develop 66 dwelling units (a loss of 156 units). Approval of this project is in keeping with the General Plan and will not reduce the Housing Inventory below Fresno's Regional Housing Need Allocation (RHNA) and therefore is compliant with the Housing Element.
ENVIRONMENTAL FINDING	A Mitigated Negative Declaration was filed with the Fresno County Clerk's office on April 13, 2017.
STAFF RECOMMENDATION	<u>Recommend Approval (to the City Council) of:</u> (1) Adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. EA-17-003; (2) Approval of Plan Amendment Application No. A-17-003; (3) Approval of Rezone Application No. R-17-005; and (4) Approval of Conditional Use Permit Application No. C-17-044.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Open Space – Ponding Basin	OS (Open Space)	Ponding Basin
East	Office and Residential Multi-Family, High Density	O+RM-3 (Office and Residential Multi-Family, High Density)	La Clinica Sierra - Elm Community Health Center
South	Public Facility – Middle School and Commercial – Business Park	PI (Limited Agricultural – Fresno County) BP (Business Park)	West Fresno Elementary School and Single Family Residence
West	Residential Multi-Family, High Density	RM-3 (Residential Multi-Family, High Density)	Single Family Residence