

PROJECT INFORMATION

PROJECT	See Executive Summary of staff report for Plan Amendment Application No. A-16-016, Rezone Application No. R-16-017, and Development Permit Application No. D-16-139.	
APPLICANT	Giorgio Russo of Ginder Development	
OWNER	SFI Fresno LLC	
LOCATION	5490 North Salinas Avenue; Located on the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Drive loop. (APN: 509-020-15) (Council District 2, Councilmember Brandau)	
SITE SIZE	Approximately 7.87 acres	
PLANNED LAND USE	Existing	Medium Density Residential
	Proposed	Medium High Density Residential
ZONING	Existing	RS-5/UGM (<i>Residential Single Family, Medium Density/Urban Growth Management</i>)
	Proposed	RM-1/UGM (<i>Residential Multi Family, Medium High Density/Urban Growth Management</i>)
PLAN DESIGNATION AND CONSISTENCY	The proposed zone district for the subject property conforms to the proposed planned land use designation of Medium High Density Residential.	
DISTRICT IMPLEMENTATION COMMITTEE	The District 2 Implementation Committee recommended approval of the proposed project at their meeting on March 13, 2017.	
HOUSING ELEMENT INFORMATION	This project, the development of a market rate community, is on a site listed in the Housing Element. The Housing Elements Site Inventory calculates the minimum capacity of this site to be 41 units with an affordability level of Above Moderate. The project proposes to rezone the parcels (from RS-5 to RM-1) to develop 120 dwelling units (a gain of 79 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 May 5, 2017.	

STAFF RECOMMENDATION	Recommend Approval (to the City Council) of: (1) Adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-016/R-16-017/D-16-139; (2) Approval of Plan Amendment Application No. A-16-016; (3) Approval of Rezone Application No. R-16-017; and (4) Approval of Development Permit Application No. D-16-139.
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BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Density Residential	RS-5/UGM (Residential Single Family, Medium Density/Urban Growth Management)	Single Family Residences
East	Medium Density Residential & Medium High Density Residential	RS-5/UGM (Residential Single Family, Medium Density/Urban Growth Management) & RM-1/UGM (Residential Multi Family, Medium High Density/Urban Growth Management)	Single Family Townhomes
South	Medium Density Residential & Medium High Density Residential	RS-5/UGM (Residential Single Family, Medium Density/Urban Growth Management) & RM-1/UGM (Residential Multi Family, Medium High Density/Urban Growth Management)	Single Family Residences
West	Medium High Density Residential	RM-1/UGM (Residential Multi Family, Medium High Density/Urban Growth Management)	Apartment Complex