

PROJECT INFORMATION

PROJECT	See Executive Summary of staff report for Plan Amendment/Rezone Application No. P18-03659.	
APPLICANT	Jeff Roberts of Assemi Group	
OWNER	ARC Properties	
LOCATION	5200 & 5260 West Palm Avenue and 614 West San Jose Avenue, Fresno, California 93704; Located on the northwest, northeast, and south corners of North Colonia and West San Jose Avenues in the City and County of Fresno, California (±6.9 acres). (APN: 41723119, 41714021, 41714026). (Council District 2)	
SITE SIZE	Approximately 6.9 acres	
PLANNED LAND USE	Existing	For APN 41714021: Residential Medium Density For APN 41723119 & 41714026: Regional Mixed-Use
	Proposed	Regional Mixed-Use for All Parcels
ZONING	Existing	For APN 41714021: RS-5/EQ (Residential Single-Family/Equine Overlay) For APN 41723119 & 41714026: RMX/cz (Regional Mixed-Use/conditions of zoning)
	Proposed	For APN 41714021: RMX (Regional Mixed-Use) For APN 41723119 & 41714026: RMX/cz (Regional Mixed-Use/conditions of zoning)
PLAN DESIGNATION AND CONSISTENCY	The proposed zone district for the subject property conforms to the proposed planned land use designation of Regional Mixed-Use.	
DISTRICT IMPLEMENTATION COMMITTEE	The District 2 Plan Implementation Committee reviewed the proposed project at their regular meeting on January 14, 2019 and voted 5-0 to recommend approval of the project. The Committee recommended the applicant include two small parks within the proposed project.	
HOUSING ELEMENT INFORMATION	This project is not a Housing Element Site.	
ENVIRONMENTAL FINDING	A Mitigated Negative Declaration was filed with the Fresno County Clerk's office on May 22, 2019.	

STAFF RECOMMENDATION	<u>Recommend Approval (to the City Council) of:</u> (1) Adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P18-03659; (2) Approval of Plan Amendment Application No. P18-03659; (3) Approval of Rezone Application No. P18-03659, Modification of Conditions of Zoning Application P18-03659 for APN 417-140-26, and Modification of Conditions of Zoning Application P18-03659 for APN 417-231-19.
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BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Low Density Residential & Medium Density Residential	RS-4 (Residential Single –Family), RS-4/EQ (Residential Single-Family/Equine Overlay), RS-5/cz (Residential Single-Family/conditions of zoning), R1AH (Single Family Residential District – Fresno County)	Medium Low Density Residential & Medium Density Residential
East	Medium Low Density Residential, Medium Density Residential & Regional Mixed-Use	RS-4 (Residential Single –Family), RS-5 (Residential Single –Family), Regional Mixed-Use	Medium Density Residential & Medium High Density Residential (recently demolished, vacant)
South	Commercial – Regional & Corridor - Center Mixed Use	CR (Commercial – Regional) & R2 (Low Density Multiple Family – Fresno County)	Community Commercial & Medium High Density Residential
West	Regional Mixed-Use & Commercial – Regional	RMX/cz (Regional Mixed-Use/conditions of zoning) & CR (Commercial – Regional)	Office Commercial & Community Commercial