

Project Information Table

PROJECT	Conditional Use Permit Application No. P20-02171 was filed by Mehdi Momen and pertains to a 0.20 acre property. The application is a request to construct a duplex in the RS-5 (Residential, Single-Family, Medium Density) zone district.
LOCATION	728 West Vassar Avenue; located on the north side of West Vassar Avenue between North Teilman Avenue and North Delno Avenue (444-041-18) (Council District 1, Council Member Soria)
SITE SIZE	0.20 Acres
LAND USE	Existing - Residential - Medium Density
	Proposed - No Change
ZONING	RS-5 (<i>Residential, Single-Family, Medium Density</i>) zone district
HOUSING ELEMENT SITE	The subject property is designated as a Housing Element (HE) site. The HE designates this site for five to twelve dwelling units per acres, which is a minimum of two dwelling units for the subject property. The density on the site falls into the Above Moderate Income category, but the inventory for this category has a surplus of 5,306 units. Therefore, the project is still considered consistent with the HE.
PLAN DESIGNATION AND CONSISTENCY	Conditional Use Permit Application No. P20-02171 is proposed in accordance with the Residential Medium Density planned land use identified in the Fresno High-Roeding Community Plan and Fresno General Plan.
ENVIRONMENTAL FINDING	A determination of Categorical Exemption, Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines was completed for this project on December 2, 2020.
RELATED APPLICATIONS	N/A
COVENANTS ZONE CONDITIONS	N/A
DEVELOPMENT AGREEMENTS	N/A
SPECIAL POLICY AREA APPLICABLE POLICIES	Fresno High-Roeding Community Plan
HISTORIC INFORMATION HISTORIC SITE/DISTRICT	N/A

DISTRICT COMMITTEE REVIEW	The District 1 Project Review Committee reviewed Conditional Use Permit Application No. P20-02171 on September 3, 2020 and recommended approval of the project.
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BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Residential Medium Density	RS-5 <i>(Residential, Single-Family, Medium Density)</i>	Church
South	Residential Medium Density	RS-5 <i>(Residential, Single-Family, Medium Density)</i>	Single Family Home
East	Residential Medium Density	RS-5 <i>(Residential, Single-Family, Medium Density)</i>	Single Family Home
West	Residential Medium Density	RS-5 <i>(Residential, Single-Family, Medium Density)</i>	Single Family Home