CONSIDERATION OF

PLAN AMENDMENT/REZONE APPLICATION NOS. P20-00635,
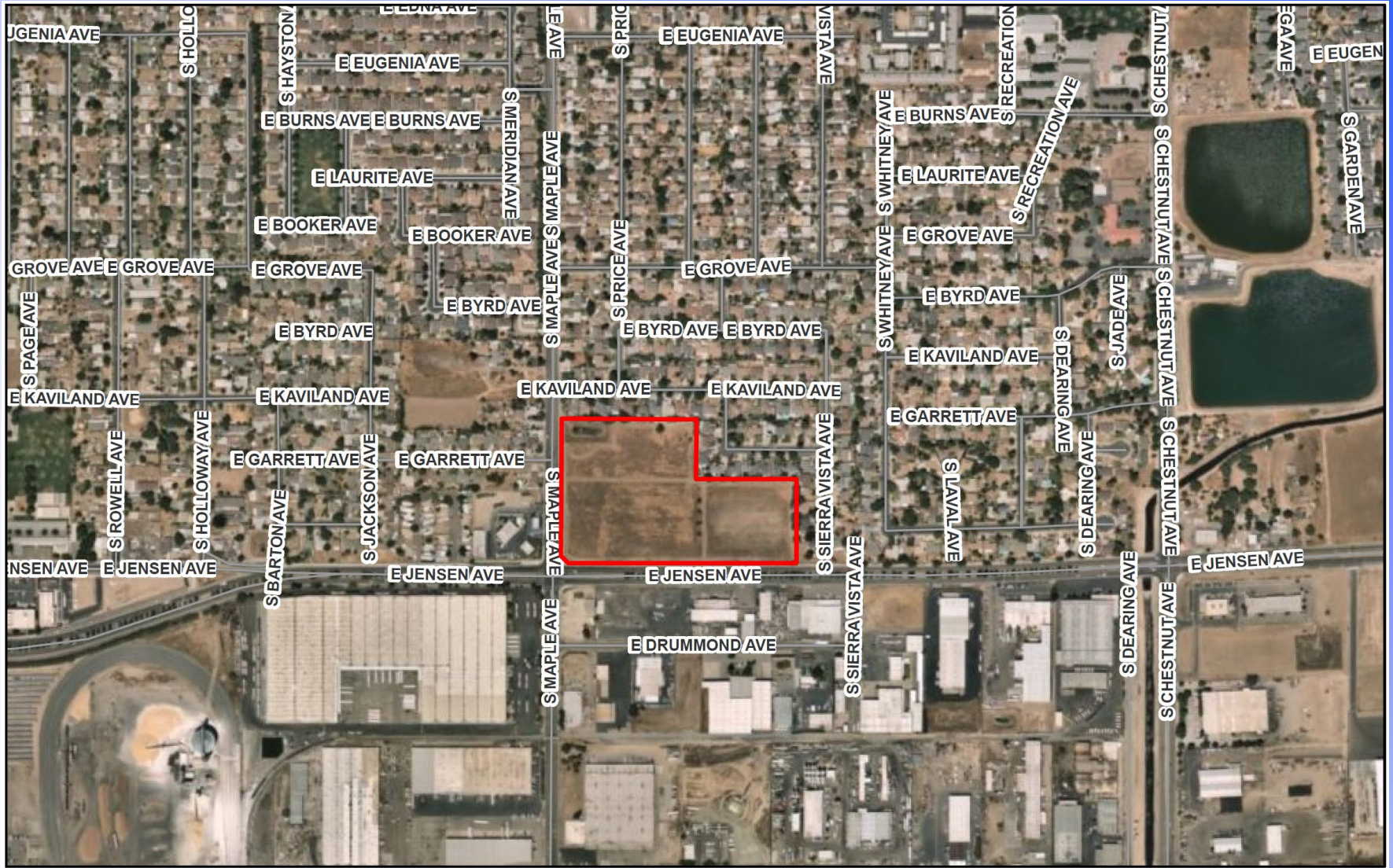# CONDITIONAL USE PERMIT APPLICATION NO. P20-00636 &
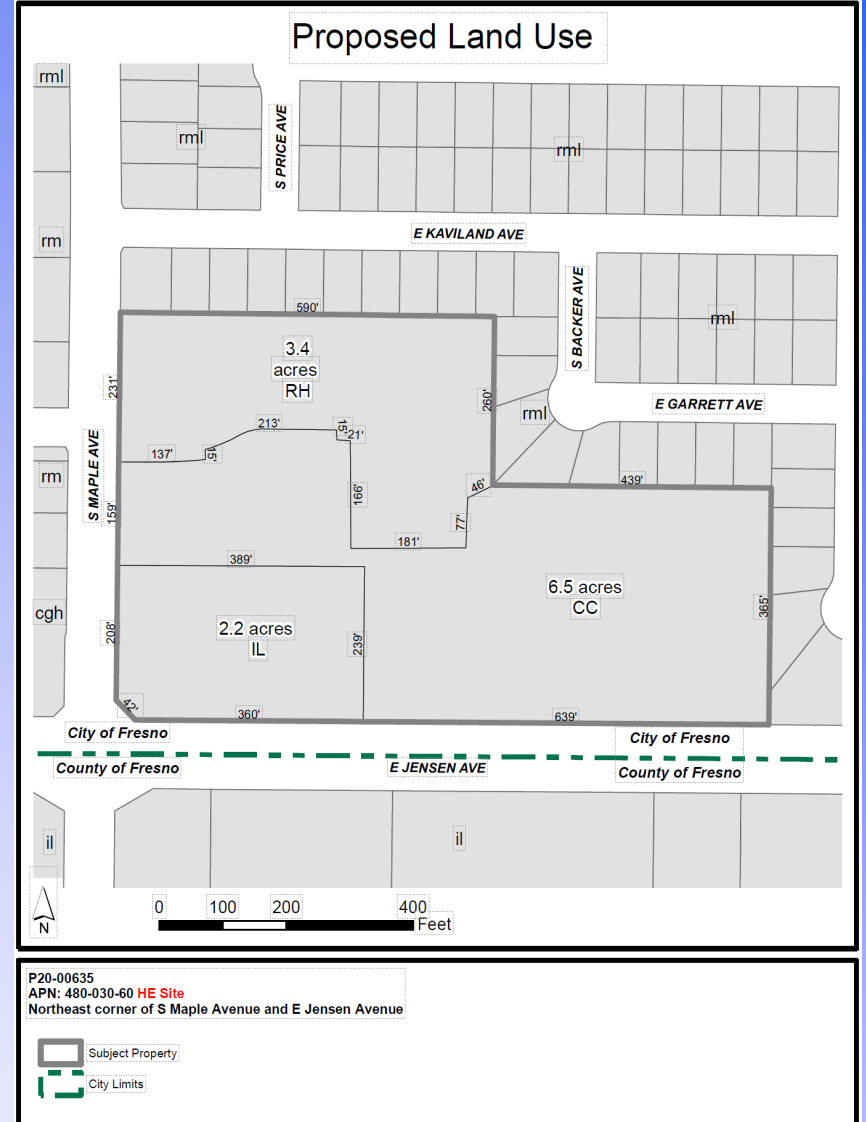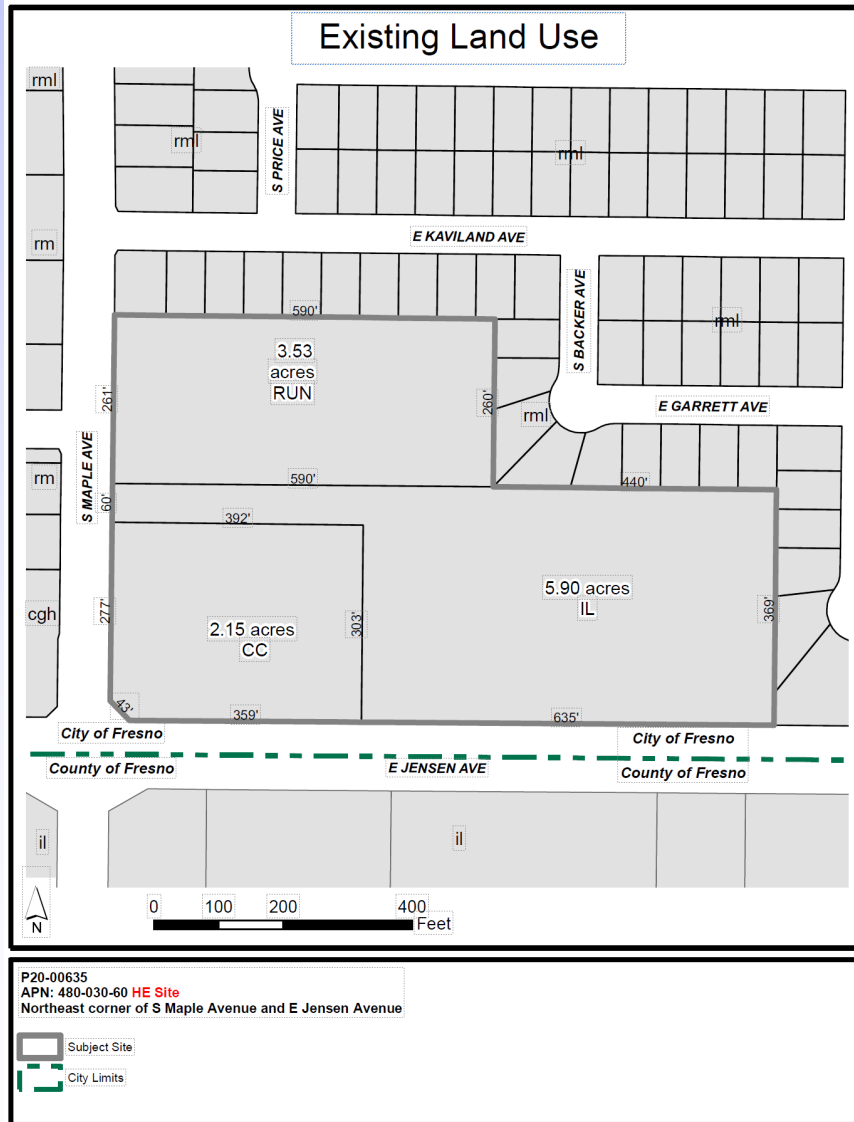# RELATED ENVIRONMENTAL ASSESSMENT NO. P20-00635/P20-00636

City Council Hearing
March 4, 2021

Aerial
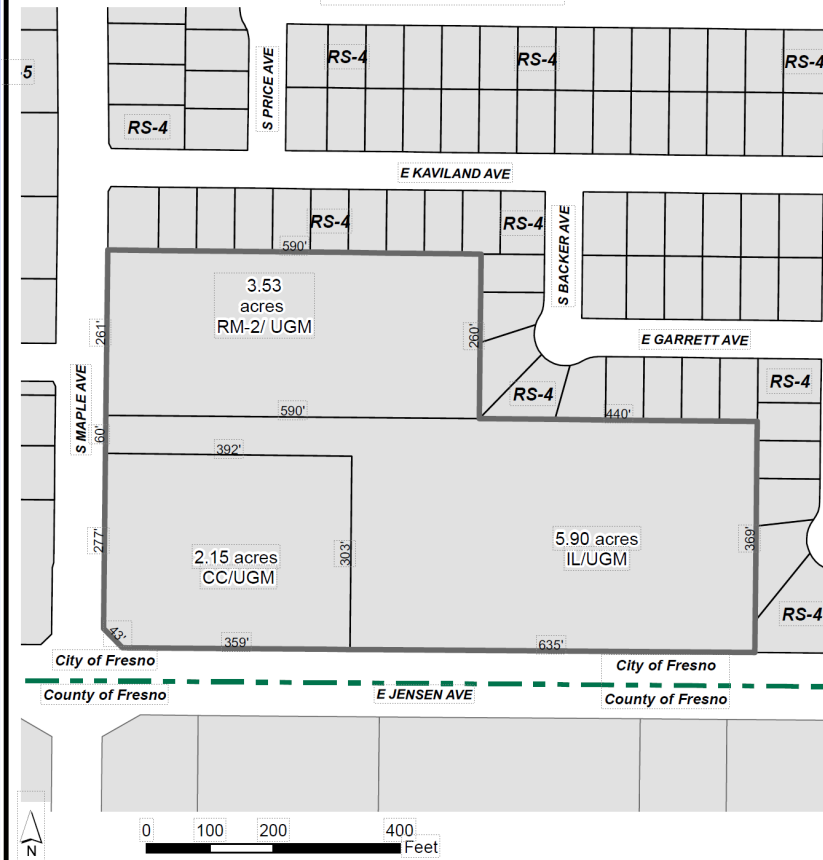

City of FRESNO

City Council Hearing
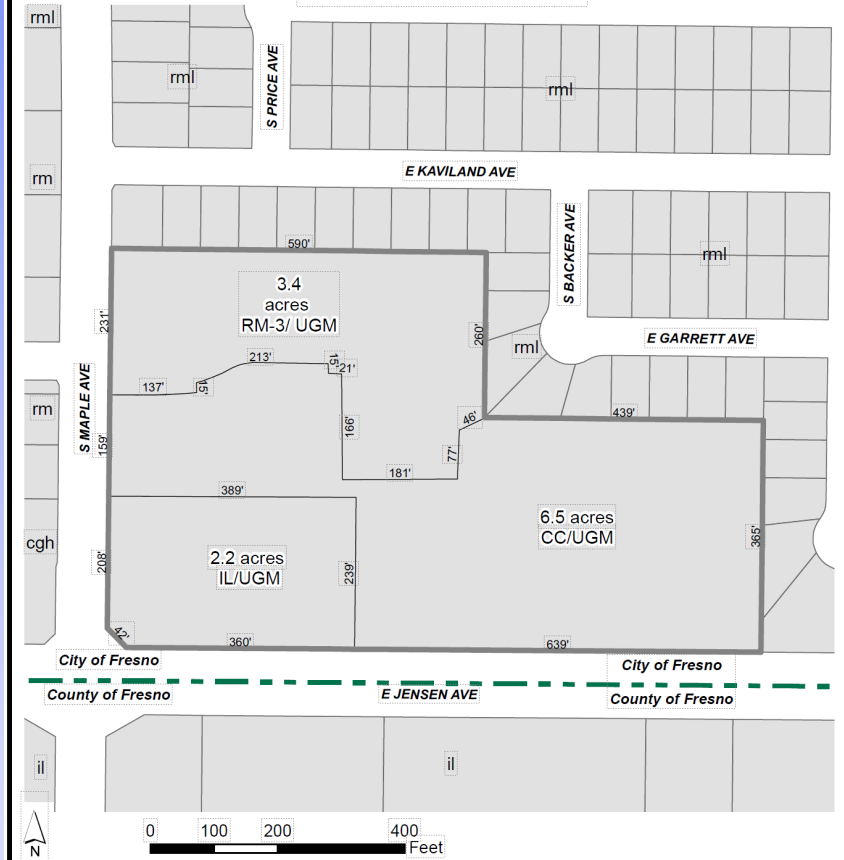*March 4, 2021*

Existing & Proposed Planned Land Use

Existing Land Use

Proposed Land Use

P20-00635
APN: 480-030-60 **HE Site**
Northeast corner of S Maple Avenue and E Jensen Avenue

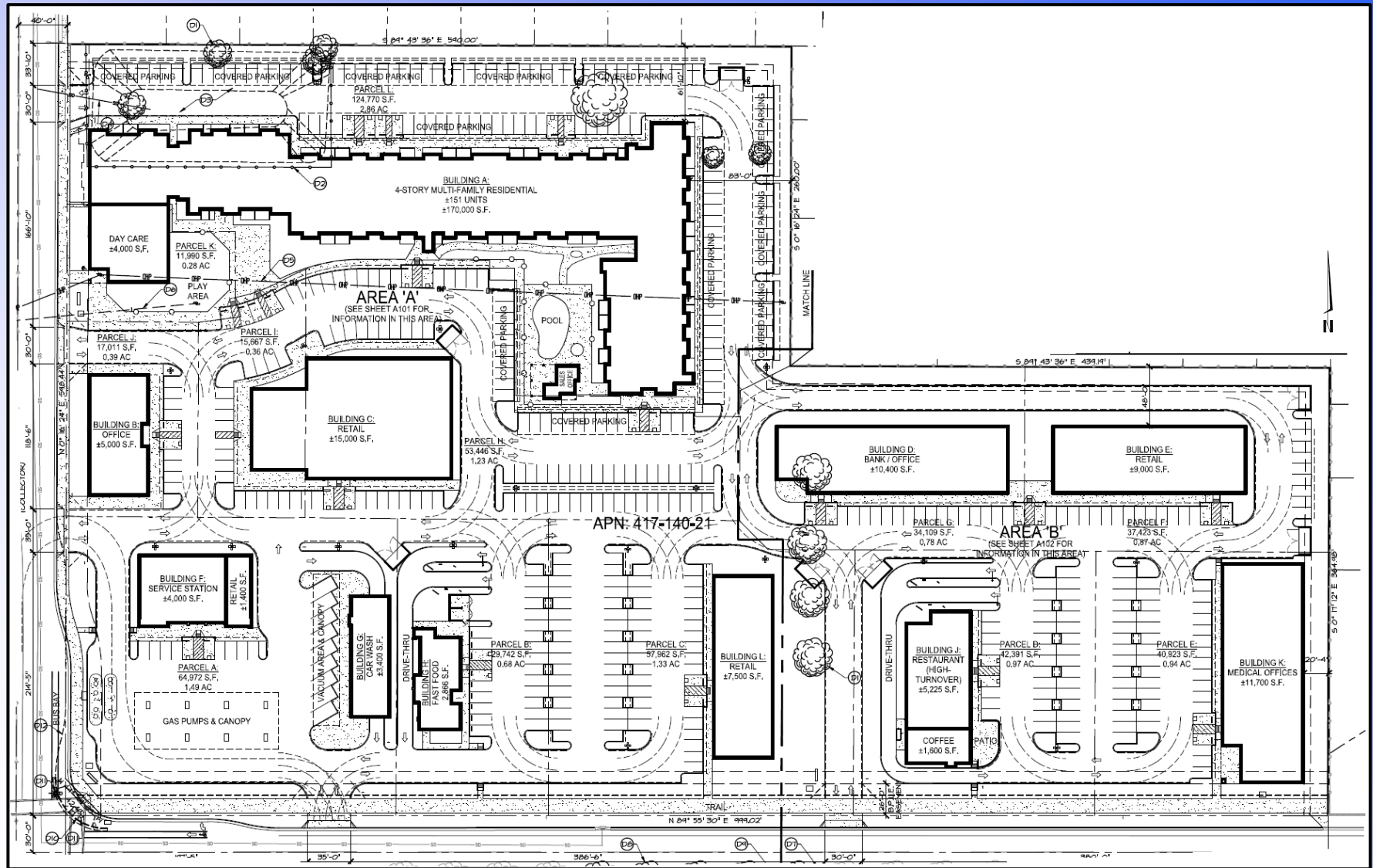P20-00635
APN: 480-030-60 **HE Site**
Northeast corner of S Maple Avenue and E Jensen Avenue

City Council Hearing
March 4, 2021

Existing and Proposed Zoning

Existing Zoning

RS-4 · RS-4 · RS-4 · RS-4 · RS-4 · RS-4 · RS-4

S PRICE AVE · S BACKER AVE · S MAPLE AVE

E KAVILAND AVE · E GARRETT AVE · E JENSEN AVE

3.53 acres
RM-2/ UGM

2.15 acres
CC/UGM

5.90 acres
IL/UGM

City of Fresno / County of Fresno

0 100 200 400 Feet

P20-00635
APN: 480-030-60 HE Site
Northeast corner of S Maple Avenue and E Jensen Avenue

Subject Site
City Limits

Proposed Zoning

rml · rml · rml · rml · rm · rml · rm · cgh

S PRICE AVE · S BACKER AVE · S MAPLE AVE

E KAVILAND AVE · E GARRETT AVE · E JENSEN AVE

3.4 acres
RM-3/ UGM

2.2 acres
IL/UGM

6.5 acres
CC/UGM

il · il

City of Fresno / County of Fresno

0 100 200 400 Feet

P20-00635
APN: 480-030-60 HE Site
Northeast corner of S Maple Avenue and E Jensen Avenue

Subject Property
City Limits

City of
FRESNO

Site Plan

Staff Recommendation

➤ ADOPT - The Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. P20-00635/P20-00636, dated February 10, 2021, for the proposed project pursuant to the California Environmental Quality Act (CEQA).

➤ RESOLUTION - Approving Plan Amendment Application No. P20-00635 proposing to amend the 2035 Fresno General Plan to change the planned land use designations for the subject property from the Residential Urban Neighborhood (±3.53 acres), Commercial Community (±2.15 acres), and Light Industrial (±5.90 acres) to the Residential High Density (±3.4 acres), Commercial Community (±6.5 acres) and Light Industrial (±2.2 acres).

➤ BILL - Approving Rezone Application No. P20-00635 proposing to amend the Official Zoning Map of the City of Fresno to reclassify the subject property from the RM-2/UGM (Residential Multi-Family, Urban Neighborhood/Urban Growth Management)(±3.53 acres), CC/UGM (Community Commercial/Urban Growth Management)(±2.15 acres) and IL (Light Industrial/Urban Growth Management)(±5.90 acres) to the RM-3/UGM (Residential Multi-Family, High Density/Urban Growth Management)(±3.4 acres), CC/UGM (Community Commercial/Urban Growth Management)(±6.5 acres) and IL/UGM (Light Industrial/Urban Growth Management)(±2.2 acres) zone districts in accordance with the Plan Amendment Application No. P20-00635.

➤ APPROVE - Conditional Use Permit Application No. P20-00636 a request to construct a ±170,000 square-foot, 4-story, multi-family residential building with a ±4,000 square-foot day care center; a ±4,000 square-foot convenience store with an eight-dispenser/16-station fuel canopy; and ±73,091 square-feet of retail/office buildings.