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**Title:** Consideration of Plan Amendment/Rezone Application No. P18-00116 and related Environmental Assessment No's. P18-00116 and P18-02697 filed by Bill Robinson with Sol Development Associates on behalf of the property owners, Wesco, LP and Misaki Trusts for proposed general plan amendment, rezone and development permit for two undeveloped parcels totaling 13.42±-acres including an adjacent 0.39-acre parcel located approximately ¼ mile northwest from the intersection of East Jensen Avenue and South Clovis Avenue. The requested plan amendment and rezone will accommodate a planned mini-storage development that will be considered under separate entitlement review. (Council District 5 - Chavez)

1. RECOMMEND APPROVAL (to the City Council) adoption of a Negative Declaration prepared for Environmental Assessment No's P18-00116/P18-02697 dated January 30, 2019
2. RECOMMEND APPROVAL (to the City Council) Plan Amendment Application No. P18-00116 to amend the Fresno General Plan and the Roosevelt Community Plan planned land use designations of the 0.39-acre parcel from Residential-Medium Low Density (3.5-6 Dwelling Units/Acre) to Employment-Business Park; and the 0.91-acre parcel portion from Employment-Business Park to Residential-Medium Low Density (3.5-6 Dwelling Units/Acre)
3. RECOMMEND APPROVAL (to the City Council) the Rezone Application No. P18-00116 to rezone the 0.39-acre parcel from RS-4 (Single-Family, Medium Low Density) to BP/UGM (Business Park/Urban Growth Management); the 0.91-acre parcel from BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning) to RS-4 (Single-Family, Medium Low Density); and 13.42±-acres from BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning) to BP/UGM (Business Park/Urban Growth Management).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A - Aerial Photo-Site Locations, 2. Exhibit B - Land Use-Zoning Diagrams, 3. Exhibit C - Ord 2006-13, 01-2006, 4. Exhibit D - Site Development Area Diagram, 5. Exhibit E - Public Notices & Diagram, 6. Exhibit F - Master Applications, 7. Exhibit G - Project Information Tables, 8. Exhibit H - Operational Statement, 9. Exhibit I - Neighborhood Meeting & Diagram, 10. Exhibit J - FMC Findings.pdf, 11. Exhibit K - Environmental Assessment

| Date     | Ver. | Action By           | Action                   | Result |
|----------|------|---------------------|--------------------------|--------|
| 2/6/2019 | 1    | Planning Commission | recommended for approval | Pass   |

**REPORT TO THE PLANNING COMMISSION**

**February 6, 2019**

**FROM:** Mike Sanchez, Assistant Director

Development Services Division

**THROUGH:** Bonique Emerson, Planning Manager  
Development Services Division

**BY:** Ralph Kachadourian, Supervising Planner  
Development Services Division

## **SUBJECT**

Consideration of Plan Amendment/Rezone Application No. P18-00116 and related Environmental Assessment No's. P18-00116 and P18-02697 filed by Bill Robinson with Sol Development Associates on behalf of the property owners, Wesco, LP and Misaki Trusts for proposed general plan amendment, rezone and development permit for two undeveloped parcels totaling 13.42±-acres including an adjacent 0.39-acre parcel located approximately ¼ mile northwest from the intersection of East Jensen Avenue and South Clovis Avenue. The requested plan amendment and rezone will accommodate a planned mini-storage development that will be considered under separate entitlement review. (Council District 5 - Chavez)

- 1. RECOMMEND APPROVAL** (to the City Council) adoption of a Negative Declaration prepared for Environmental Assessment No's P18-00116/P18-02697 dated January 30, 2019
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- 3. RECOMMEND APPROVAL** (to the City Council) the Rezone Application No. P18-00116 to rezone the 0.39-acre parcel from *RS-4 (Single-Family, Medium Low Density)* to *BP/UGM (Business Park/Urban Growth Management)*; the 0.91-acre parcel from *BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning)* to *RS-4 (Single-Family, Medium Low Density)*; and 13.42±-acres from *BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning)* to *BP/UGM (Business Park/Urban Growth Management)*.

## **EXECUTIVE SUMMARY**

Bill Robinson with Sol Development Associates on behalf of the property owners, Wesco, LP and Misaki Trusts, has filed an application for a General Plan Amendment and Rezone for two undeveloped parcels totaling 13.42±-acres including an adjacent 0.39-acre parcel located northwest from the intersection of East Jensen Avenue and South Clovis Avenue. The plan amendment is a request to change the land use designation of the 0.39-acre parcel from *Residential-Medium Low Density (3.5-6 Dwelling Units/Acre)* to *Employment-Business Park*; and a 0.91-acre portion from *Employment-Business Park* to *Residential-Medium Low Density (3.5-6 Dwelling Units/Acre)*. The rezone proposes to change the 0.39-acre parcel from *RS-4 (Single-Family, Medium Low Density)* to *BP/UGM, Business Park/Urban Growth Management*, and a 0.91-acre parcel from *BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning)* to *RS-4 (Single-Family, Medium Low Density)*. The rezone also proposes to change the two 13.42± undeveloped parcels from *BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning)* to *BP/UGM (Business Park/Urban Growth Management)* to eliminate conditions of zoning. The requested plan amendment

and rezone will accommodate a planned mini-storage development that will be considered under separate entitlement review.

The plan amendment and rezone applications were filed by the applicant specifically to establish an appropriate land use and zoning on the 0.91-acre site consistent with the land use of the adjacent single-family residential subdivision to the north, Tract 5171. This 0.91-acre portion will be merged with the remaining portion of the 1.44-acre parcel to create a linear parcel fronting East Laurite Avenue, which the property owner (Misaki Trusts) may choose to have it subdivided in the future for residential development. The 0.39-acre parcel will be merged with the larger adjacent parcel (APN 481-100-08) to create a reconfigured lot area on the remaining 7.4± acres that will include the 5.55±-acre parcel to the south (APN 481-130-15) to accommodate a planned mini-storage project. The rezone will also to eliminate the conditions of zoning currently imposed on the 7.94± acres and 5.55± acre parcels in 2006 under Ordinance No. 2006-13.

## Project Information

Information such as applicant, property owners, project location, site size, land use and zoning, and general project information, including bordering property information such as the existing and planned land use designations, as well as the existing zoning districts surrounding the subject properties can be found in Exhibit G. In general, the subject properties are surrounded by single-family residences to the north, west and east, and undeveloped lands to the south.

## BACKGROUND

### Project Description

The proposed General Plan Amendment and Rezone requests pertain to two undeveloped parcels totaling 13.42±-acres; 7.94±-acres identified as Assessor Parcel 481-100-08, and 5.55±-acres identified as Assessor Parcel 481-130-15. The proposal includes a 0.39 acre portion of a separate 1.44-acre parcel, identified as Assessor Parcel 481-100-04 owned by Misaki Trusts, and a 0.91 acre portion of the 7.94±-acre parcel (APN 481-100-08) owned by Wesco, LP. The proposed plan amendment and rezone will accommodate a planned mini-storage project. (See Exhibit D

**Plan Amendment/Rezone Application No. P18-00116** proposes to amend the Fresno General Plan and the Roosevelt Community Plan to re-designate the land uses of the subject parcels as follows: the 0.39-acre portion from *Residential-Medium Low Density (3.5-6 Dwelling Units/Acre)* to *Employment-Business Park*; 0.91-acre portion from *Employment-Business Park* to *Residential-Medium Low Density (3.5-6 Dwelling Units/Acre)*. (see Exhibit B)

The subject parcels will be rezoned as follows: the 0.39-acre portion, identified as Assessor Parcel 481-100-04, from *RS-4, Single-Family, Medium Low Density*, to *BP/UGM, Business Park/Urban Growth Management*; the 0.91-acre portion from *BP/UGM/cz, Business Park/Urban Growth Management/Conditions of Zoning* to *RS-4, Single-Family, Medium Low Density*; the 7.03±-acres identified as Assessor Parcel 481-100-08 and 5.55±-acres identified as Assessor Parcel 481-130-15, from *BP/UGM/cz, Business Park/Urban Growth Management/Conditions of Zoning*, to *BP/UGM, Business Park/Urban Growth Management*. (see Exhibit B)

The Rezone application includes a request to remove a condition of zoning (cz) on the two existing 13.42± parcels; APN's 481-100-08 and 481-130-15 that were established in 2006 by Ordinance No. 2006-13. This condition of zoning required street circulation access to South Clovis Avenue for existing and planned residential land to the west be provided via dedication of right-of-way for a local

street at the southerly boundary of the subject 5.55±-acre property (APN 481-130-15).

### **Site Development History**

In August 2005, a proposed mini-storage project had been considered for development by the City Council in its adoption of the environmental assessment, and related approvals in January 2006 of General Plan Amendment No. A-04-37; Rezone No. R-04-112; and Conditional Use Permit No. C-04-341. However, the approved mini-storage project was not constructed and the conditional use permit expired in 2010.

### **Conditions of Zoning**

Conditions of zoning were adopted for the project rezone application, R-04-112 under Ordinance No. 2006-13 (see Exhibit E). The Ordinance specified two conditions of zoning; 1) that the land subject to the rezone be annexed into the City, and 2) that development of the property under Conditional Use Permit C-04-341 include a “requirement that street access to South Clovis Avenue for existing and planned residential land to the west be provided via dedication of right-of-way for a local street at the southerly boundary of the subject property,” which is the 5.55±-acre parcel identified as Assessor Parcel 481-130-15.

The condition specifying annexation into the City was completed on November 13, 2008 (Annexation No. 1332). The condition for the street access roadway was a requirement at the time to facilitate completion of the local street network to allow residential development west of the site to access Clovis Avenue, including access for planned commercial development of the properties to the south, which had restricted vehicle access onto East Jensen Avenue. Since that time, residential subdivision developments to the west, Tract 4918, 5103 and 4188 have been fully developed without providing a suitable location for a street connection or stub street to accommodate a local road connecting South Clovis Avenue along the southern portion of the 5.55-acre property.

In addition, proposed commercial developments to the south would have been accommodated by the street access roadway to South Clovis Avenue, since at the time East Jensen Avenue was classified as an expressway, which restricted direct vehicle access to these properties from the expressway. Currently, East Jensen Avenue has been classified as a super arterial roadway which will allow future commercial developments direct access onto this roadway.

The city engineer also concluded that this street access connection to South Clovis Avenue as required by Ordinance No. 2006-13 was no longer needed, therefore staff recommends that the conditions of zoning under Ordinance No. 2006-13 are no longer warranted, in that annexation of the subject parcels was previously completed, and the current residential subdivision developments to the west have been designed and build without accommodating a stub street that would access a roadway connecting to South Clovis Avenue.

### **Land Use Plans and Policies**

The proposed plan amendment/rezone request aligns with objectives and policies found in the Fresno General Plan and the Roosevelt Community Plan and applicable to the eventual development of a mini-storage project.

### *Fresno General Plan*

**Policy LU-2-a: Infill Development and Redevelopment.** Promote development of vacant, underdeveloped, and re-developable land within the City Limits where urban services are available by considering the establishment and implementation of supportive regulations and programs.

**Policy LU-5-g: Scale and Character of New Development.** Allow new development in or adjacent to established neighborhoods that is compatible in scale and character with the surrounding area by promoting a transition in scale and architectural character between new buildings and established neighborhoods, as well as integrating pedestrian circulation and vehicular routes.

**Policy LU-6-a: Design of Commercial Development.** Foster high quality design, diversity, and a mix of amenities in new development with uses through the consideration of guidelines, regulations and design review procedures.

**Objective ED-1:** Support economic development by maintaining a strong working relationship with the business community and improving the business climate for current and future businesses.

**Policy ED-1-d: Strategic Land Regulation.** Explore increasing the amount of land properly zoned, consistent with the General Plan, and ready to be expeditiously developed, redeveloped, and/or revitalized for economic development and job creation purposes. Establish a priority infill development program for sites and districts.

The subject properties are currently undeveloped. The properties are vacant infill sites with major street frontage and adjacent to single-family residential uses. The property owner (Wesco, LP) will be proposing a new mini-storage facility that will be similar to other existing sites throughout the community and at a scale that will be consistent with the surrounding area

### *Roosevelt Community Plan*

The Roosevelt Community Plan was adopted in 1992. At that time, its primary purpose was to clearly identify and address those issues and concerns adversely affecting the community's growth and vitality, to anticipate the need for and impacts of new public facilities, and to stimulate the development of well-balanced quality neighborhoods.

Upon reviewing the policies contained in the Roosevelt Community Plan, staff has determined that there are no policies that are more restrictive than those contained in the FMC. The proposed project is compatible with goals and policies included in the Roosevelt Community Plan, including:

**Goal 1-9:** Provide for a substantial increase in uses to serve the communities business and professional needs and reduce vehicular travel to areas outside of the community.

**Policy 1-10:** Plan for the sizes, locations and characteristics of commercial developments that will meet community needs that can be accommodated by the planned infrastructure, that promote land use compatibility, and that enhance the visual appearance of the plan area.

**Policy 1-10.2:** Distribute office, retail and service commercial development outside of the Kings Canyon Road commercial corridor.

**Goal 1-11:** Enhance the appearance and compatibility of existing and proposed commercial

developments.

**Policy 1-11.1:** Conduct architectural and landscape review for all commercial developments to ensure design consistency and compatibility in scale, color, materials, design, and landscaping.

## **PUBLIC INPUT AND NOTICING**

### **District 5 Project Review Committee**

The Council District 5 Committee reviewed the proposed site layout of the mini-storage that will be accommodated by the plan amendment/rezone at their regular meeting on June 25, 2018 and voted 3-0 to recommend its approval.

### **Public Noticing and Outreach**

The applicant conducted a neighborhood meeting On Wednesday, May 21, 2018, as required for the Plan Amendment/Rezone pursuant to FMC Sections 15-5506 and 15-5805. A total of 220 meeting invitation letters were mailed to all property owners within a 500 foot radius of the project sites. The meeting was held at the Story Elementary School approximately ½-mile west of the project sites.

During the hour long meeting only two couples attended; the owners of one of the parcels involved in the plan amendment/rezone (Misaki Trusts); the other were owner/occupants of a single family home that abuts the western property line of the proposed mini-storage site, who were pleased to know that the entire length of their rear property line would receive a stucco wall and that the developer would remove their existing wood fence and haul it away if they wished. They (couples) had no other questions or concerns about the project. A copy of the neighborhood meeting letter and diagram of the properties identified is provided in Exhibit I.

### **Notice of Planning Commission Hearing**

The public hearing notice for the Planning Commission meeting was mailed to surrounding property owners within 1,000 feet of the subject properties (Exhibit E) on Friday, January 25, 2018, pursuant to Section 15-5007-B-2 of the FMC.

## **ENVIRONMENTAL FINDINGS**

An Initial Study (See Exhibit K “Appendix G/Initial Study for a Negative Declaration”) was prepared to evaluate the project in accordance with the land use and environmental policies and provisions of the City of Fresno’s General Plan adopted by the Fresno City Council on December 18, 2014 and the related Master Environmental Impact Report (MEIR) SCH No. 2012111015. The project is determined not to have a significant effect on the environment and is prepared in accordance with Sections 15070 to 15075 of the CEQA Guidelines. The project is partially within the scope of MEIR SCH No. 2012111015.

Pursuant to Section 21157.1 of the California Public Resources Code (CEQA Provisions), it may be determined that a subsequent project falls within the scope of the MEIR, provided that the project does not cause additional significant impacts on the environment that were not previously examined by the MEIR. Based on this Initial Study, the following findings are made: (1) The proposed project implements water conservation goals set forth in the Fresno General Plan; (2) The proposed project

is partially within the scope of the MEIR because it will not generate additional significant effects on the environment not previously examined and analyzed by the MEIR for the reasons set forth in the Initial Study; and, (3) there are no additional mitigation measures or alternatives required.

The Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Moreover, as lead agency for this project, the Development and Resource Management Department, in accordance with Sections 15070 to 15075 of the CEQA Guidelines has determined that all feasible mitigation measures from the MEIR shall be applied to the project as set forth in the attached MEIR Mitigation Measure Monitoring Checklist. A public notice of the attached negative declaration finding for Environmental Assessment No's P18-00116 and P18-02697 was published in the local newspaper on January 30, 2019 as required for public review and comment.

## **FRESNO MUNICIPAL CODE FINDINGS**

Based upon analysis of the applications, staff concludes that the required findings of Section 15-5812 of the FMC for the Plan Amendment and Rezone can be made. These findings are attached as Exhibit J.

## **CONCLUSION**

The appropriateness of the proposed plan amendment/rezone has been examined with respect to its consistency with goals and policies of the Fresno General Plan and the Roosevelt Community Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Upon consideration of this evaluation, it can be concluded that Plan Amendment/Rezone Application No. P18-00116 is appropriate for the subject properties. Action by the Planning Commission will be a recommendation to City Council.

### **Attachments:**

- Exhibit A - Aerial Location Map
- Exhibit B - Land Use and Zoning Diagrams
- Exhibit C - Ordinance No. 2006-13
- Exhibit D - Site Development Area Diagram
- Exhibit E - Public Notice Diagram
- Exhibit F - Master Applications
- Exhibit G - Project Information Tables
- Exhibit H - Operational Statement
- Exhibit I - Neighborhood Meeting Letter/Diagram
- Exhibit J - Fresno Municipal Code Findings
- Exhibit K - Environmental Assessment