



Legislation Details

File #:	ID 24-487	Version:	1	Name:	
Type:	Action Item	Status:		Adopted as Amended	
File created:	4/2/2024	In control:		City Council	
On agenda:	4/18/2024	Final action:		4/18/2024	
Title:	<p>HEARING to Consider Plan Amendment and Rezone Application No. P21-01960, Conditional Use Permit Application No. P21-01959, Conditional Use Permit Application No. P21-03251, Planned Development Permit Application No. P21-03252 and related Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2021100443 pertaining to ±22.4 acres of property located on the northeast corner of West Herndon Avenue and North Riverside Drive (Council District 2) - Planning & Development Department.</p> <ol style="list-style-type: none"> 1. RESOLUTION - CERTIFYING Final Environmental Impact Report (SCH No. 2021100443), for the proposed Costco Commercial Center Project; <ol style="list-style-type: none"> a. Adopt the Findings of Fact and Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15091; and, b. Adopt the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines section 15097; and, 2. APPROVE Plan Amendment Application No. P21-01960, requesting authorization to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside to North Hayes Avenue, from an Expressway to a Super Arterial; and, 3. BILL (for introduction and adoption) to approve Rezone Application No. P21-01960, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the CC/EA/UGM/cz (Community Commercial/Expressway Overlay/Urban Growth Management) zone district to the CG/UGM/cz (Commercial General/Urban Growth Management/conditions of zoning) zone district in accordance with the Plan Amendment Application; and 4. APPROVE Conditional Use Permit Application No. P21-01959, requesting authorization to construct a ±219,216 square-foot Costco warehouse retail building, with a ±4,800 square-foot carwash and a ±13,000 square-foot fuel canopy with 32 fuel pumps, subject to compliance with the Conditions of Approval dated March 7, 2024. 5. APPROVE Conditional Use Permit Application No. P21-03251, requesting authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 21 alcohol license that will allow the sale of beer, wine, and distilled spirits for consumption off the premises where sold, subject to compliance the Conditions of Approval dated March 7, 2024. 6. APPROVE Planned Development Permit Application No. P21-03252, requesting authorization to modify parking lot development standards to allow for 36.5-foot-tall parking lot light fixtures rather than 25-foot-tall fixtures. 				
Sponsors:	Planning and Development Department				
Indexes:					
Code sections:					
Attachments:	<ol style="list-style-type: none"> 1. Exhibit A – Vicinity Map & Aerial Photo, 2. Exhibit B-1 – Current and Proposed Zoning & Planned Land Use Map, 3. Exhibit B-2 – West Herndon Avenue Designation, 4. Exhibit C-1 – Project Site Plan Rendering, 5. Exhibit C-2 – Project Elevations Renderings, 6. Exhibit D-1 – Draft Environmental Impact Report with Appendices, 7. Exhibit D-2 – Draft Environmental Impact Report Response to Comments, 8. Exhibit D-3 – Draft Environmental Impact Report Mitigation Monitoring & Reporting Program, 9. Exhibit D-4 – Draft Environmental Impact Report Findings of Fact & Statement of Overriding Considerations, 10. Exhibit D-5 - Errata to the Final EIR.pdf, 11. Exhibit E – Notice of Public Hearing (Planning Commission and City Council), 12. Exhibit F – Fresno Municipal Code 				

Findings, 13. Exhibit G – Conditions of Approval for the 7120 N. Riverside Dr. Costco Commercial Center, 14. Exhibit H – Planning Commission Resolution, 15. Exhibit I-1 – City Council EIR Certification Resolution with Final EIR, 16. Exhibit I-2 – City Council Resolution for Plan Amendment Application No. P21-01960, 17. Exhibit I-3 – City Council Ordinance Bill for Rezone Application No. P21-01960, 18. Exhibit J – City Council Hearing PowerPoint Presentation, 19. Exhibit K – Public Comments, 20. Exhibit L - Errata to the Conditions of Approval for the 7120 N. Riverside Dr. Costco Commercial Center.pdf, 21. Exhibit M - Public Comments Received Since February 27, 2024, 22. Exhibit N - Additional Traffic Calming Measures, 23. Exhibit O - Applicant Presentation, 24. Exhibit P - Applicant Provided Supplemental Materials, 25. 9:25 AM File ID 24-487 Supplement Packet, 26. 9:25 A.M. ID 24-487 Supplement Packet, 27. 9:25 AM ID 24-487 Additional supplement, 28. 9:25 AM Additional Supplement rec'd 4/18/2024

Date	Ver.	Action By	Action	Result
4/18/2024	1	City Council	ADOPTED AS AMENDED	Pass