



## Legislation Details

**File #:** ID 23-153      **Version:** 1      **Name:**

**Type:** Action Item      **Status:** Agenda Ready

**File created:** 1/18/2023      **In control:** Planning Commission

**On agenda:** 2/15/2023      **Final action:**

**Title:** Consideration of Vesting Tentative Tract Map 6385, Planned Development Permit Application P22-04278, and related Environmental Assessment T-6385/P22-04278 for approximately 11.10 acres of property located on the northwest corner of North Alicante Drive and North Willow Avenue (Council District 6).

1. ADOPT Environmental Assessment T-6385/P22-04278 dated January 25, 2023, an Addendum to the Final Subsequent Environmental Impact Report State Clearinghouse 200021003 ("SEIR") for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. APPROVE Vesting Tentative Tract Map 6385 dated December 19, 2022, proposing to subdivide approximately 11.10 acres of the subject property into a 39-lot single-family residential subdivision, subject to compliance with the Conditions of Approval dated February 15, 2023.
3. APPROVE Planned Development Permit Application P22-04278 proposing to modify the RS-4 (Single-Family Residential, Medium Low Density) zone district development standards to allow for a reduction in the front yard setback to living façade, increase of maximum lot coverage, and gated private streets.

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A - Vesting Tentative Tract Map 6385 [12-19-2022], 2. Exhibit A-1 - Planned Development Site Plan [12-19-2022], 3. Exhibit B - Operational Statement [12-19-2022], 4. Exhibit C - Aerial Map, 5. Exhibit D - Vicinity Map, 6. Exhibit E - Fresno General Plan Land Use & Zoning Map, 7. Exhibit F - Fresno Municipal Code Findings, 8. Exhibit G - Public Hearing Notice Radius Map (1000 feet), 9. Exhibit H - Conditions of Approval for Vesting Tentative Tract Map 6385 [2-15-2023], 10. Exhibit I - Conditions of Approval for Planned Development Permit Application P22-04278 [2-15-2023], 11. Exhibit J - Comments & Requirements from Responsible Agencies, 12. Exhibit K - Acoustical Analysis prepared by WJV Acoustics [9-20-2022], 13. Exhibit L - Environmental Assessment T-6385/P22-04278 [1-25-2023]

Date	Ver.	Action By	Action	Result
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