



## Legislation Details

**File #:** ID 20-001609 **Version:** 1 **Name:**

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

**File created:** 11/19/2020 **In control:** Planning Commission

**On agenda:** 12/2/2020 **Final action:** 12/2/2020

**Title:** Conditional Use Permit Application No. P20-01643 was filed by Tommy Phelen of Maple Luxury Living LLC and pertains to 1.92 acres of property located at 2056 South. Maple Avenue. The applicant proposes to develop 12 residential duplex buildings consisting of 23 residential units with a manager's office. (Council District 5)

1. ADOPT Environmental Assessment No. P20-01643 dated December 2, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.

2. APPROVE Conditional Use Permit Application No. P20-01643 granting the request to construct 12 residential duplex buildings consisting of 23 residential units and a manager's office on an undeveloped lot located at 2056 South Maple Avenue.

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A - Vicinity Map, 2. Exhibit B - Aerial Photograph, 3. Exhibit C - Zoning Map, 4. Exhibit D - Noticing Map, 5. Exhibit E - Project Information Tables, 6. Exhibit F - Operational Statement, 7. Exhibit G - Site Plan, 8. Exhibit H - Floor Plan, 9. Exhibit I - Elevations, 10. Exhibit J - Neighborhood Notice / Notice of Public Hearing / Public Comments Received, 11. Exhibit K - Fresno Municipal Code Findings, 12. Exhibit L - Conditions of Approval, dated December 2, 2020, 13. Exhibit M - Environmental Assessment, 14. Exhibit N - Neighborhood Meeting Notice

Date	Ver.	Action By	Action	Result
12/2/2020	1	Planning Commission	approved	Pass