



## Legislation Details

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<b>File #:</b>	ID 24-889	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Action Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	6/20/2024	<b>In control:</b>		Planning Commission	
<b>On agenda:</b>	7/3/2024	<b>Final action:</b>		7/3/2024	
<b>Title:</b>	Consideration of Plan Amendment and Rezone Application No. P22-00388, Vesting Tentative Tract Map No. 6360, Planned Development Application No. P22-00387, and Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2022080152 for a proposed 326-lot single-family residential development on the northeast corner of North Armstrong Avenue and the East McKinley Avenue Alignment (Council District 7).				
	<ol style="list-style-type: none"><li>1. RECOMMEND CERTIFICATION (to the City Council) of Final EIR SCH No. 2022080152 for a proposed 326-lot single-family residential development; and,<ol style="list-style-type: none"><li>a. RECOMMEND ADOPTION (to the City Council) of Findings of Fact as required by Public Resources Code Section 21082(a) and CEQA Guidelines, Section 15091; and,</li><li>b. RECOMMEND ADOPTION (to the City Council) of the Statement of Overriding Considerations as required by Public Resources Code, Section 21081(b) and CEQA Guidelines, Section 15093; and</li><li>c. RECOMMEND APPROVAL (to the City Council) of a Mitigation Monitoring and Reporting Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15092; and</li></ol></li><li>2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P22-00388 proposing to amend the Fresno General Plan and McLane Community Plan from the Low Density Residential (<math>\pm 28.6</math> acres) planned land use designation to the Medium Density Residential (<math>\pm 28.6</math> acres) planned land use designation.</li><li>3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P22-00388 proposing to amend the Official Zone Map to reclassify the <math>\pm 28.6</math>-acre property from the RS-3 (Single Family Residential, Low Density) zone district to the RS-5 (Single Family Residential, Medium Density) zone district.</li><li>4. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6360 which requests authorization to subdivide an approximately 28.6-acre property for purposes of creating a 326-lot single family residential subdivision on the northeast corner of North Armstrong Avenue and the East McKinley Avenue Alignment subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the Planning Commission dated July 3, 2024.</li><li>5. RECOMMEND APPROVAL (to the City Council) of Planned Development Permit Application No. P22-00387 which requests authorization to establish a gated community with private streets and modified property development standards subject to compliance with the Conditions of Approval dated July 3, 2024.</li></ol>				
<b>Sponsors:</b>	Planning and Development Department				
<b>Indexes:</b>					
<b>Code sections:</b>					

**Attachments:** 1. Exhibit A - Vesting Tentative Tract Map 6360 [11-21-2022], 2. Exhibit A-1 - Planned Development Site Plans [03-29-2023], 3. Exhibit B - Operational Statement, 4. Exhibit C - 2024 Aerial Photograph of Site, 5. Exhibit D - Vicinity Map, 6. Exhibit E - Existing Fresno General Plan Planned Land Use Map, 7. Exhibit F - Proposed Planned Land Use, 8. Exhibit G - Proposed Rezone Exhibit, 9. Exhibit H - Fresno Municipal Code Findings, 10. Exhibit I - Noticing Vicinity Map (1000 feet), 11. Exhibit J - Conditions of Approval for Vesting Tentative Tract Map 6360 [07-03-2024], 12. Exhibit K - T-6360 Comments & Requirements from Responsible Agencies, 13. Exhibit L - Conditions of Approval for Planned Development Permit P22-00387, 14. Exhibit M-1 - Draft Environmental Impact Report, 15. Exhibit M-2 - Draft Environmental Impact Report –Appendices, 16. Exhibit M-3 - Final Environmental Impact Report/Response to Comments, 17. Exhibit M-4 - Mitigation Monitoring & Reporting Program, 18. Exhibit M-5 - Findings of Fact & Statement of Overriding Considerations

Date	Ver.	Action By	Action	Result
7/3/2024	1	Planning Commission	APPROVED	Pass