



Legislation Details

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Type: Action Item **Status:** Agenda Ready
File created: 11/24/2020 **In control:** Planning Commission
On agenda: 12/2/2020 **Final action:** 12/2/2020
Title: Consideration of Plan Amendment and Rezone Application No. P19-00417, Vesting Tentative Tract Map Nos. 6212/UGM and 6276/UGM, and Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2020039061 for the proposed Parc West Development Project on the west side of North Grantland Avenue between the West Gettysburg and West Ashlan Avenue alignments. (Council District 1)

1. RECOMMEND CERTIFICATION (to the City Council) of Final EIR SCH No. 2020039061 for an overall proposed 844-lot single-family residential development; and,
 - 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,
 - b. 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,
 - c. 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
 - d. RECOMMEND ADOPTION (to the City Council) of the Water Supply Assessment (WSA) attached to the FEIR in compliance with Section 10901 of the California Water Code and Section 15155 of the CEQA Guidelines, and adopt the WSA as a technical addendum to the Environmental Impact Report
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P19-00417 proposing to amend the Fresno General Plan from the Community Commercial (±11 acres) planned land use designation to the Medium Density Residential (±11 acres) planned land use designation, and to amend the transportation element to identify the proposed collector street and modified trail network.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P19-00417 proposing to amend the Official Zone Map to reclassify an ±11 acre portion of the subject property from the CC/UGM/cz (Commercial - Community/Urban Growth Management/conditions of zoning) zone district to the RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district.
4. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6212/UGM which requests authorization to subdivide an approximately 14.41 acre portion of the subject property for purposes of creating an 84-lot single family residential subdivision on the southwest corner of North Grantland and the West Indianapolis Avenue (alignment) subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the Planning Commission dated December 2, 2020.
5. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6276/UGM which requests authorization to subdivide an approximately 14.17 acre portion of the subject property for purposes of creating an 83-lot single family residential subdivision on the

northwest corner of North Grantland and the West Indianapolis Avenue (alignment) subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the Planning Commission dated December 2, 2020.

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Exhibit A - Vesting Tentative Tract Map No. 6212/UGM dated January 6, 2020, 2. Exhibit B - Vesting Tentative Tract Map No. 6276/UGM dated May 29, 2020, 3. Exhibit C - Operational Statement, 4. Exhibit D - 2020 Aerial Photograph of Site, 5. Exhibit E - Existing Fresno General Plan Planned Land Use Map, 6. Exhibit F - Proposed Planned Land Use, Circulation and Trail Maps, 7. Exhibit G - Proposed Rezone Exhibit, 8. Exhibit H - Fresno Municipal Code Findings, 9. Exhibit I - Noticing Vicinity Map (1000 feet), 10. Exhibit J - Conditions of Approval for Vesting Tentative Tract Map No. 6212/UGM dated December 2, 2020, 11. Exhibit K - Comments and Requirements from Responsible Agencies for T-6212, 12. Exhibit L - Conditions of Approval for Vesting Tentative Tract Map No. 6276/UGM dated December 2, 2020, 13. Exhibit M - Comments and Requirements from Responsible Agencies for T-6276, 14. Exhibit N-1 - Draft Environmental Impact Report, 15. Exhibit N-2 - Draft Environmental Impact Report - Appendices, 16. Exhibit N-3 - Final Environmental Impact Report, 17. Exhibit N-4 - Response to Comments, 18. Exhibit N-5 - Mitigation Monitoring and Reporting Program, 19. Exhibit N-6 - Findings of Fact and Statement of Overriding Considerations, 20. Exhibit N-7 - Water Supply Assessment, 21. Exhibit N-8 - Initial Study, 22. Exhibit O - Letters in Opposition, 23. Exhibit P - Ordinance Bill 2013-39, 24. Supplement 1.pdf

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