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Title: HEARING to consider Plan Amendment Application No. A-16-003 and Rezone Application No. R-16-003 and related Environmental Assessment No. A-16-003/R-16-003 filed by Jeffrey Roberts, on behalf of GV Holdings, Inc., for approximately 13.67 acres of property located on the east side of S. Hughes Avenue between W. Kearney Boulevard and W. California Avenue (Council District 3)

a. Adopt the Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-003/R-16-003 dated July 1, 2016.

b. RESOLUTION - Approving Plan Amendment Application No. A-16-003 proposing to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan from the Corridor/Center Mixed Use (16-30 du/ac) planned land use designation to the Medium Low Density Residential (3.5-6 du/ac) planned land use designation.

c. BILL (For introduction and adoption) - Approving Rezone Application No. R-16-003 requesting authorization to rezone the subject property from the CMX/UGM (Corridor/Center Mixed-Use/Urban Growth Management) zone district to RS-4/UGM (Residential Single Family, Medium Low Density/Urban Growth Management) zone district.

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - Vicinity Map.pdf, 2. Exhibit 2 - Aerial Photograph.pdf, 3. Exhibit 3 - Public Hearing Noticing Map.pdf, 4. Exhibit 4 - Fresno General Plan Planned Land Use Map.pdf, 5. Exhibit 5 - Zoning Map.pdf, 6. Exhibit 6 - Plan Amendment and Rezone Findings.pdf, 7. Exhibit 7 - Environmental Assessment.pdf, 8. Exhibit 8 - Planning Commission Resolutions.pdf, 9. Exhibit 9 - A-16-003 CC Resolution.pdf, 10. Exhibit 10 - R-16-003 CC Ordinance Bill.pdf, 11. Exhibit 11 - CC Presentation.pdf

Date	Ver.	Action By	Action	Result
8/18/2016	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

August 18, 2016

FROM: JENNIFER K. CLARK, Director
Development and Resource Management Department

THROUGH: MIKE SANCHEZ, Assistant Director
Development and Resource Management Department

BY: MCKENCIE CONTRERAS, Supervising Planner
Development Services Division

SUBJECT

HEARING to consider Plan Amendment Application No. A-16-003 and Rezone Application No. R-16-003 and related Environmental Assessment No. A-16-003/R-16-003 filed by Jeffrey Roberts, on behalf of GV Holdings, Inc., for approximately 13.67 acres of property located on the east side of S. Hughes Avenue between W. Kearney Boulevard and W. California Avenue (Council District 3)

- a. Adopt the Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-003/R-16-003 dated July 1, 2016.
- b. RESOLUTION - Approving Plan Amendment Application No. A-16-003 proposing to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan from the Corridor/Center Mixed Use (16-30 du/ac) planned land use designation to the Medium Low Density Residential (3.5-6 du/ac) planned land use designation.
- c. BILL (For introduction and adoption) - Approving Rezone Application No. R-16-003 requesting authorization to rezone the subject property from the CMX/UGM (*Corridor/Center Mixed-Use/Urban Growth Management*) zone district to RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) zone district.

RECOMMENDATIONS

Staff recommends that the City Council take the following actions:

- a. ADOPT the Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-003/R-16-003 dated July 1, 2016.
- b. ADOPT RESOLUTION approving Plan Amendment Application No. A-16-003 proposing to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan from the Corridor/Center Mixed Use (16-30 du/ac) planned land use designation to the Medium Low Density Residential (3.5-6 du/ac) planned land use designation.
- c. ADOPT BILL approving Rezone Application No. R-16-003 requesting authorization to rezone the subject property from the CMX/UGM (*Corridor/Center Mixed-Use/Urban Growth Management*) zone district to RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) zone district.

EXECUTIVE SUMMARY

Jeffrey Roberts, on behalf of GV Holdings, Inc., has filed Plan Amendment Application No. A-16-003 and Rezone Application No. R-16-003 pertaining to approximately 13.67 acres of property. The subject property is located on the east side of South Hughes Avenue between West Kearney Boulevard and West California Avenue. Plan Amendment Application No. A-16-003 proposes to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan from the Corridor/Center Mixed Use (16-30 du/ac) planned land use designation to the Medium Low Density Residential (3.5-6 du/ac) planned land use designation. Rezone Application No. R-16-003 requests authorization to rezone the subject property from the CMX/UGM (*Corridor/Center Mixed-Use/Urban Growth Management*) zone district to RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) zone district.

BACKGROUND

Project Description

The subject property is located at 1721 South Hughes Avenue, on the east side of South Hughes Avenue between West Kearney Boulevard and West California Avenue (APNs: 464-101-23). The proposed zone district for the subject property conforms to the proposed planned land use designation of Medium Low Density Residential. The applicant has requested the proposed land use and zoning change to reduce density within the Mission Ranch and Southwest Fresno Specific Plan area. The change is part of an overall master plan that will be developed in the area. Property to the north and west of the subject property are also part of the master plan area.

Land Use Plans and Policies

Fresno General Plan

The Fresno General Plan includes goals and policies which provide an emphasis on compatible infill development opportunities. The Fresno General Plan also supports balanced urban growth and the efficient use of resources and public facilities.

Goal No. 7 of the Fresno General Plan encourages the City to provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the City.

This goal contributes to the establishment of a comprehensive city-wide land use planning strategy to meet economic development objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment in accordance with Objective LU-1 of the Fresno General Plan. Implementing policy LU-1-a promotes development within the existing city limits as of December 31, 2012. Similarly, supporting Objective LU-2 of the General Plan calls for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents.

The proposed project meets the intent of many or all of the goals, objectives, and policies of the Fresno General Plan referenced herein above. In conclusion, the proposed plan amendment and rezone is consistent with many of the goals and policies of the Fresno General Plan.

Edison Community Plan

The subject property is proposed to be designated as Medium Low Density Residential. Upon reviewing the policies contained in the Plan staff has determined that there are no policies that are applicable or are more restrictive than those contained in the Fresno Municipal Code (FMC).

Fresno-Chandler Downtown Airport Master Plan

A portion of the subject property is located within the Traffic Pattern Zone of the Fresno Chandler Airport. The traffic pattern zone is outlined in Exhibit 1.

Circulation Element Plan Policies and Major Street System Traffic Capacity

The subject property is located on the east side of South Hughes Avenue between West Kearney Boulevard and West California Avenue. In the Fresno General Plan Circulation Element, South Hughes Avenue is designated as a collector street, which has the primary function of connecting local

streets and arterials and neighborhood traffic generators and providing access to abutting properties. Future development of the subject property will be required to construct all necessary street frontage improvements to City Standards.

The Public Works Department/Traffic Engineering Division staff has reviewed the proposed traffic yield from the proposed project and the expected traffic generation will not adversely impact the existing and projected circulation system as analyzed in the MEIR. Applying the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation Manual, the existing planned land use of Corridor/Center Mixed-Use would generate at least 3,903 average daily trips (ADT), 308 vehicle trips during the morning peak hour travel period (7 to 9 a.m.) and 410 vehicle trips during the evening peak hour travel period (4 to 6 p.m.) on a weekday. The proposed Medium Low Density Residential planned land use would generate 784 ADT, 62 vehicle trips during the morning peak hour travel period and 83 vehicle trips during the evening peak hour travel period on a weekday. The proposed land use will generate at least 3,119 less ADT, 246 less morning peak hour trips, and 327 less evening peak hour trips. A traffic impact study (TIS) was not required for the proposed plan amendment and rezone; however, a TIS may be required for future development.

Public Notice and Input

Notice of Hearing

The Development and Resource Management Department mailed notices of this City Council hearing to surrounding property owners within 1,000 feet of the subject property (Exhibit 3), pursuant to Section 15-5007-B-2 of the FMC.

District Committee

The District 3 Plan Implementation Committee reviewed and approved the proposed project at their meeting on March 21, 2016.

Southwest Fresno Specific Plan Steering Committee

During the public comment portion of the Southwest Fresno Specific Plan Steering Committee meeting on May 4, 2016, the applicant presented the proposed project to the committee. The presentation was for informational purposes only. No formal action or recommendation was made.

Fresno City Planning Commission Action

Plan Amendment Application No. A-16-003 and Rezone Application No. R-16-003 were considered by the Fresno City Planning Commission at its meeting on July 6, 2016. At the hearing no one spoke in support or opposition to the proposed plan amendment and rezone. After a complete hearing, the Commission voted and recommended the City Council approve the plan amendment and rezone application by a 6-1 vote (one member absent).

Airport Land Use Commission

The Airport Land Use Commission (ALUC) reviewed the proposed plan amendment and rezone application on August 1, 2016. The ALUC found that the proposed plan amendment and rezone were consistent with the Fresno-Chandler Downtown Airport Master Plan.

Plan Amendment and Rezone Findings

Based upon analysis of the applications and subject to the applicant's compliance with all of the mitigation measures noted in Environmental Assessment No. A-16-003/R-16-003, staff concludes that the required findings of Section 15-5812 of the FMC can be made. These findings are attached as Exhibit 6.

ENVIRONMENTAL FINDINGS

An environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations.

Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies pertinent to the Edison area, including the Fresno General Plan Master Environmental Impact Report SCH No. 2012111015 (MEIR).

The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is not fully within the scope of the MEIR prepared for the Fresno General Plan as provided by the CEQA, as codified in the Public Resources Code (PRC) Section 21157.1(d) and the CEQA Guidelines Section 15177(c). Therefore, the Development and Resource Management Department proposes to adopt a Mitigated Negative Declaration for this project.

It has been further determined that all applicable mitigation measures identified within the Fresno General Plan MEIR have been applied to the project, together with project specific mitigation measures necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects beyond those identified by MEIR as provided by CEQA Section 15178(a). In addition, pursuant to PRC, Section 21157.6(b)(1), staff has determined that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the filing of a mitigated negative declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178 (b)(1) and (2).

Based upon the attached environmental assessment and with the project specific mitigation imposed, staff has determined that there is no substantial evidence in the record that the project may have a significant direct, indirect or cumulative effect on the environment and has prepared a mitigated negative declaration for this project. A public notice of the attached mitigated negative declaration finding for Environmental Assessment No. A-16-003/R-16-003 was published on July 1, 2016 with no comments or appeals received to date.

LOCAL PREFERENCE

Local preference was not considered because this resolution and ordinance do not include a bid or award of a construction or service contract.

FISCAL IMPACT

Affirmative action by the Council will result in timely deliverance of the review and processing of the application as is reasonably expected by the applicant. Prudent financial management is demonstrated by the expeditious completion of this land use application inasmuch as the applicant has paid to the city a fee for the processing of this application and that fee is, in turn, funding the respective operations of the Development and Resource Management Department.

Attachments:

Exhibit 1: Vicinity Map

Exhibit 2: Aerial Photograph

Exhibit 3: Public Hearing Noticing Map

Exhibit 4: Fresno General Plan Planned Land Use Map

Exhibit 5: Zoning Map

Exhibit 6: Plan Amendment and Rezone Findings

Exhibit 7: Environmental Assessment No. A-16-003/R-16-003 dated December 18, 2015

Exhibit 8: Planning Commission Resolution Nos. 13382 and 13383

Exhibit 9: No. A-16-003 City Council Resolution for Plan Amendment Application

Exhibit 10: No. R-16-003 City Council Ordinance Bill for Rezone Application

Exhibit 11: City Council PowerPoint Presentation