



## Legislation Details (With Text)

**File #:** ID16-1122    **Version:** 1    **Name:**  
**Type:** Action Item    **Status:** Agenda Ready  
**File created:** 9/14/2016    **In control:** City Council  
**On agenda:** 9/21/2016    **Final action:**  
**Title:** HEARING to consider Annexation Application No. ANX-16-003, Rezone Application No. R-16-009, Conditional Use Permit Application No. C-16-046, and related Environmental Assessment No. ANX-16-003/R-16-009/C-16-046, filed by The Vincent Company Architects, on behalf of Louis Brosi. These applications pertain to approximately 18.52 acres of property located on the northwest corner of East Alluvial and North Chestnut Avenues.

1. RECOMMEND APPROVAL (to the City Council) of the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR SCH#2012111012, as prepared for the annexation, rezone, and conditional use permit applications, dated September 2, 2016 for purposes of the proposed project.

2. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-009 to pre-zone the property from Fresno County RA-20 (Residential Agricultural, 20 acres) zone district to the City of Fresno RS-5/UGM (Residential Single Family, Medium Density/Urban Growth Management) zone district.

3. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. ANX-16-003 proposing detachment from the Fresno County Fire Protection District and the Kings River Conservation District and annexation to the City of Fresno.

4. RECOMMEND APPROVAL (to the City Council) of Conditional Use Permit No. C-16-046, to allow for a planned development that includes a 30-lot single family residential subdivision (tentative map to be submitted at a later date) and a 176-unit multiple family residential complex with a density transfer, subject to the conditions of approval dated September 21, 2016.

5. RECOMMEND APPROVAL to the City Council of the cancellation of Agricultural Land Conservation Contract No. AP-1366 subject to payment of the "cancellation valuation fee" as determined by the Fresno County Assessor's Office, as required by Section 51283(b) of the California Government Code.

-Woodward Park Community Plan  
-Council District 6 (Councilmember Brand)  
-Staff Recommendation: Approve  
-Staff Member: Kira Noguera  
-Will be considered by the City Council

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. ANX-16-003 R-16-009 C-16-046 - Complete PC Report.pdf

Date	Ver.	Action By	Action	Result
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## REPORT TO THE PLANNING COMMISSION

**September 21, 2016**

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

**THROUGH:** MIKE SANCHEZ, Assistant Director  
Development Services Division

BONIQUE EMERSON, Planning Manager  
Development Services Division

WILL TACKETT, Supervising Planner  
Development Services Division

**BY:** KIRA NOGUERA, Planner III  
Development Services Division

**SUBJECT**

HEARING to consider Annexation Application No. ANX-16-003, Rezone Application No. R-16-009, Conditional Use Permit Application No. C-16-046, and related Environmental Assessment No. ANX-16-003/R-16-009/C-16-046, filed by The Vincent Company Architects, on behalf of Louis Brosi. These applications pertain to approximately 18.52 acres of property located on the northwest corner of East Alluvial and North Chestnut Avenues.

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