



## Legislation Details (With Text)

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**On agenda:** 2/15/2017      **Final action:**

**Title:** CONTINUED FROM DECEMBER 21, 2016 & FEBRUARY 01, 2017  
Consideration of Plan Amendment Application No. A-16-014; Rezone Application No. R-16-013; and, related Environmental Assessment No. A-16-014/R-16-013/T-6165 for approximately 78 acres of property located on the north side of East Church Avenue between South Sunnyside and South Fowler Avenues. (Council District 5) - Development and Resource Management Department.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-16-014/R-16-013/T-6165 dated October 21, 2016 for purposes of the proposed project.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-014 proposing to amend the Fresno General Plan and the Roosevelt Community Plan to change the planned land use designations for the subject property from Medium-Low Density Residential (±22 acres), Medium Density Residential (±35 acres), Residential Multi-Family Urban Neighborhood (±15 acres), Neighborhood Park (±6 acres) to Medium Density Residential (±50 acres), Residential Multi-Family Urban Neighborhood (±18 acres), Community Commercial (±7 acres), and Open Space (±3 acres) for purposes of a Neighborhood Park with a dual designation of Medium Density Residential.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-013 proposing to amend the Official Zone Map to reclassify the ±78 acres to RS-5 (Residential Single Family, Medium Density) (±50 acres), RM-2 (Residential Multi Family Urban Neighborhood) (±18 acres), CC (Commercial-Community) (±7 acres), PR (Parks and Recreation) (±3 acres) in accordance with Plan Amendment Application No. A-16-014.

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. A-16-014, R-16-013 - PC Report - 02.01.17.pdf, 2. A-16-014, R-16-013 - PC Report - 12.21.16 - Complete.pdf

Date	Ver.	Action By	Action	Result
2/15/2017	1	Planning Commission	continued	Pass

## REPORT TO THE PLANNING COMMISSION

**February 15, 2017**

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

**THROUGH:** BONIQUE EMERSON, Planning Manager

Development Services Division

**BY:** WILL TACKETT, Supervising Planner  
Development Services Division

**SUBJECT**

**CONTINUED FROM DECEMBER 21, 2016 & FEBRUARY 01, 2017**

Consideration of Plan Amendment Application No. A-16-014; Rezone Application No. R-16-013; and, related Environmental Assessment No. A-16-014/R-16-013/T-6165 for approximately 78 acres of property located on the north side of East Church Avenue between South Sunnyside and South Fowler Avenues. (Council District 5) - Development and Resource Management Department.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-16-014/R-16-013/T-6165 dated October 21, 2016 for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-014 proposing to amend the Fresno General Plan and the Roosevelt Community Plan to change the planned land use designations for the subject property from Medium-Low Density Residential (±22 acres), Medium Density Residential (±35 acres), Residential Multi-Family Urban Neighborhood (±15 acres), Neighborhood Park (±6 acres) to Medium Density Residential (±50 acres), Residential Multi-Family Urban Neighborhood (±18 acres), Community Commercial (±7 acres), and Open Space (±3 acres) for purposes of a Neighborhood Park with a dual designation of Medium Density Residential.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-013 proposing to amend the Official Zone Map to reclassify the ±78 acres to RS-5 (*Residential Single Family, Medium Density*) (±50 acres), RM-2 (*Residential Multi Family Urban Neighborhood*) (±18 acres), CC (*Commercial-Community*) (±7 acres), PR (*Parks and Recreation*) (±3 acres) in accordance with Plan Amendment Application No. A-16-014.

**EXECUTIVE SUMMARY**

Brian Yengoyan of Citadel Development Group, Inc., on behalf of High and Mighty Farms, Inc., has filed Plan Amendment Application No. A-16-014 and Rezone Application No. R-16-013 pertaining to ±78 acres of property located on the north side of East Church Avenue between South Sunnyside and South Fowler Avenues.

Plan Amendment Application No. A-16-014 proposes to amend the Fresno General Plan and Roosevelt Community Plan to change the planned land use designations for the subject property from Medium-Low Density Residential (±22 acres), Medium Density Residential (±35 acres), Residential Multi-Family Urban Neighborhood (±15 acres), Neighborhood Park (±6 acres) with a dual designation of Urban Neighborhood to Medium Density Residential (±50 acres), Residential Multi-Family Urban Neighborhood (±18 acres), Community Commercial (±7 acres), and Open Space/Neighborhood Park (±3 acres) with a dual designation of Medium Density Residential.

Rezone Application No. R-16-013 proposes to amend the Official Zone Map to reclassify the ±78 acres to RS-5 (*Residential Single Family, Medium Density*) (±50 acres), RM-2 (*Residential Multi Family Urban Neighborhood*) (±18 acres), CC (*Commercial-Community*) (±7 acres), and PR (*Parks*

and Recreation) ( $\pm 3$  acres).

## BACKGROUND

These applications have been filed in order to facilitate the future development of a Complete Neighborhood in accordance with the Goals, Objectives and Policies of the Fresno General Plan. Vesting Tentative Tract Map No. 6165/UGM has also been filed requesting authorization to subdivide the northerly  $\pm 40$  acre portion of the subject property for purposes of creating a 208-lot single family residential development and neighborhood park.

On December 21, 2016, the Planning Commission considered Plan Amendment Application No. A-16-014, Rezone Application No. R-6-013 and related Environmental Assessment (EA) No. A-16-014/R-16-013/T-6165 dated October 21, 2016.

Following the staff presentation of the proposed project and after receiving public comments, the Planning Commission voted to continue the matter to the meeting scheduled for February 01, 2017; and, directed the applicant to hold a neighborhood meeting prior to the continued hearing date and further consideration by the Planning Commission.

A neighborhood meeting was scheduled, noticed and held at the Sunnyside Regional Library (5566 East Kings Canyon Road) at 6:30 p.m. on January 19, 2017. Noticing of the meeting was provided in accordance with Section 15-5006 of the Fresno Municipal Code. Although the Fresno Municipal Code requires a 500-foot mailing radius for neighborhood meetings, notices were sent to the same 1,000-foot radius utilized for purposes of notification of the previously scheduled Planning Commission hearing.

Facilities at the Sunnyside library had potential to accommodate approximately 75 individuals based upon building occupancy. However, over 100 individuals attended the neighborhood meeting and facilities proved insufficient to accommodate all attendees. Therefore, the applicant group announced to all individuals attending that a second neighborhood meeting would be scheduled for a different venue which could accommodate a greater number of individuals at a later date and informed the attendees that new notices would be provided for the second meeting. A sign-in sheet was provided to all attendees and those attendees who were not included within the 1,000 foot radius were included within the mailing list for future notices.

Given the inability hold a formal neighborhood meeting as requested by the Planning Commission, a second neighborhood meeting was scheduled, noticed and held at Sequoia Elementary School (1820 South Armstrong Avenue) at 6:30 p.m. on February 02, 2017; and, the scheduled hearing on February 01, 2017 was continued to February 15, 2017. Noticing was provided to the same 1,000 foot radius and included all individuals who signed in at the January 19, 2017 neighborhood meeting. Sequoia Elementary was selected based upon the recommendations of the individuals attending the neighborhood meeting as it can accommodate the larger number of individuals and is located within close proximity to the project and surrounding neighborhoods.

Again, the neighborhood meeting was well attended with over 100 individuals in attendance. The principal concern expressed by the residents of the neighborhood was future development of an approximately 13 acre portion of the subject property with apartment units at a density consistent with the Urban Neighborhood (16-30 Dwelling Units/acre) planned land use designation of the Fresno General Plan and RM-2 (*Residential Multi Family Urban Neighborhood*) zone district classification of

the Fresno Municipal Code. Attendees were advised to attend the meeting scheduled for February 15, 2017 in order to provide further testimony for consideration by the Planning Commission.

Given that proposed Plan Amendment Application No. A-16-014, and Rezone Application No. R-16-013 reduce the existing acreage on the subject property devoted strictly to apartment units, staff maintains support for the proposed project in accordance with its previous recommendations. Additional information will be presented at the scheduled hearing.

Links to the previously prepared staff reports for the proposed project may be found herein below:

**February 01, 2017 Planning Commission Report:**

<https://fresno.legistar.com/LegislationDetail.aspx?ID=2947374&GUID=A1C8E0CF-D62E-467C-8216-9C3D37B18EDB> (click on attachments for complete report)

**December 21, 2016 Planning Commission Report:**

<https://fresno.legistar.com/LegislationDetail.aspx?ID=2910124&GUID=D4DF2E48-4E65-45EC-9F42-2A4286130027> (click on attachments for complete report)