



Legislation Details (With Text)

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Title: Consideration of Tentative Tract Map No. 6270; and, related Environmental Assessment No. T-6270 for approximately 2.08 net acres of property located on the west side of South Willow Avenue between East Laurel and East Fillmore Avenues (Council District 7).

1. ADOPT Environmental Assessment No. T-6270 dated December 12, 2019, a determination that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 of the CEQA Guidelines.

2. APPROVE Tentative Tract Map No. 6270 which requests authorization to subdivide the subject property into 18 single family residential lots subject to compliance with the Conditions of Approval, included within the Planning Staff Report to the Planning Commission dated February 5, 2020.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Vicinity Map, 2. Exhibit B - Aerial Photograph, 3. Exhibit C - Planned Land Use, 4. Exhibit D - Project Information Tables, 5. Exhibit E - Tentative Tract Map, 6. Exhibit F - Conditions of Approval dated February 5, 2020, 7. Exhibit G - Fresno Municipal Code Findings, 8. Exhibit H - Environmental Assessment No. T-6270.pdf

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

February 5, 2020

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Planning and Development Department

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THROUGH: ISRAEL TREJO, Supervising Planner
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SUBJECT

Consideration of Tentative Tract Map No. 6270; and, related Environmental Assessment No. T-6270 for approximately 2.08 net acres of property located on the west side of South Willow Avenue between East Laurel and East Fillmore Avenues (Council District 7).

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EXECUTIVE SUMMARY

Nikhil Bhandari of Gateway Engineering, on behalf of Jagger Investments Holdings LLC, has filed Tentative Tract Map Application No. 6270, pertaining to approximately 2.08 net acres of property located on the west side of South Willow Avenue between East Laurel and East Fillmore Avenues. Tentative Tract Map Application No. 6270 proposes to subdivide the property into an 18-lot conventional single family residential subdivision at a density of 8.65 dwelling units per acre. The subject property is located within the Fresno General Plan and the Roosevelt Community Plan; both plans designate the subject property for Single Family Residential - Medium Density planned land uses (5 to 12 dwelling units per acre). Based upon the submitted subdivision design, the proposed subdivision can be found consistent with the Medium Density Residential planned land uses for the subject property as designated by both the Fresno General Plan and the Roosevelt Community Plan. Thus, the subject applications are consistent with the Fresno General Plan and the Roosevelt Community Plan.

BACKGROUND

Project Setting/Details

The subject property is located on the west side of South Willow Avenue between East Laurel and East Fillmore Avenues on a vacant parcel approximately 2.08 net acres in size. The subject property is completely surrounded with single family residential planned land uses. The parcels to the north, east south, and west are zoned RS-5 with a planned land use designation of Single Family Residential - Medium Density.

The proposed project will consist of eighteen single family houses, one on each lot. The houses are proposed at approximately 2,413 square feet which includes 4 bedrooms, 2 bathrooms, living and dining space, covered garage and porch. The subdivision will be conditioned to comply with Section 15, Article 9 of the Fresno Municipal Code for all density and massing, site design, and façade design standards.

Single family residential is permitted by right in the RS-5 zone district. All subject applications (primarily standard plan zone clearances) will be required to comply with all standards of the RS-5 zone district.

Landscaping/Walls

South Willow Avenue is designated as a major, collector street. A 10-foot landscaped easement is required to be dedicated along the entirety of the South Willow Avenue frontage of the subject property pursuant to FMC 15-4105.

In accordance with Section 15-2002 of the Fresno Municipal Code, a 6-foot high masonry wall will be required to be constructed at the rear of the proposed 10-foot landscaped easement along South Willow Avenue, where access rights will be relinquished.

Pursuant to City of Fresno Ordinance No. 2016-57, residential subdivisions with tentative maps containing 50 parcels or less are required to pay in-lieu fees only for open space/park facility purposes.

Lot Area and Dimensions

All lots within the proposed subdivision meet the minimum 4,000 square foot lot area, and the minimum lot depth (70 feet minimum) and lot width (35 feet minimum) requirements of the property development standards for the RS-5 (*Residential Single Family, Medium Density*) zone district.

Sidewalks, Streets and Access Points

The Public Works Department, Traffic Engineering Division has reviewed the proposed project for on and off site circulation and potential traffic impacts. It was determined the streets adjacent to and near the subject property will be able to accommodate the change in traffic generated from the development subject to the conditions within the memoranda dated October 22, 2019. These conditions include: (1) Dedication of public streets and right-of-way; (2) Street improvements (including but not limited to construction of concrete curbs, gutters, pavements, underground street lighting systems); (3) Payment of any applicable impact fees (including but not limited to Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact (FMSI) Fee, and Regional Transportation Mitigation (RTMF) Fee.

The Fresno General Plan Circulation Element has designated South Willow Avenue as a modified collector street and East Kerckhoff Avenue as a local street. Direct vehicular access will be relinquished to South Willow Avenue from all lots within the subdivision.

The project will be required to dedicate and construct improvements on both of these streets per City of Fresno Department of Public Works Standards and to comply with all conditions of approval outlined within the memoranda dated October 22, 2019.

Public Services

Sewer

The nearest sanitary sewer main to serve the proposed project is an existing 8-inch main located in South Willow Avenue with capacity to serve the proposed project. Sewer facilities are available to provide service to the site subject to the conditions listed in the Department of Public Utilities, Planning and Engineering memoranda dated October 23, 2019.

Water

Water mains for the project (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot. The existing water mains located in South Willow Avenue have capacity to serve the proposed project subject to the conditions included in the Department of Public Utilities, Water Division memoranda dated on October 8, 2019.

Fire

The Fresno Fire Department reviewed the proposed project for requirements relating to water supply, fire hydrants, and fire apparatus access to the building(s) on site. The proposed project was reviewed for compliance with fire and life safety requirements for the building interior. Its intended use is reviewed by both the Fire Department and the Building and Safety Section of Planning and Development when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building. The project will be required to comply with the Fresno Fire Department's conditions listed in the memorandum dated October 24, 2019.

Land Use Plans and Policies

Fresno General Plan

The Fresno General Plan puts a strong emphasis on infill development, complete neighborhoods and mobility and multimodal connectivity.

Goals of the Fresno General Plan include providing for a diversity of districts, neighborhoods, housing types, and residential densities through the development of Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.

The supporting Objectives and Policies of the Fresno General Plan include emphasizing compatible infill development opportunities which provide for a diversity of districts, neighborhoods, and housing types in order to afford a range of housing stock within the City of Fresno that will support balanced urban growth and make efficient use of resources and public facilities.

Encouraging infill development on vacant lands within predominantly urbanized areas is necessary in order to meet the Fresno General Plan's objective to locate roughly one-half of future residential development in infill areas-defined as being within the City on December 31, 2012-including the Downtown core area and surrounding neighborhoods, mixed-use centers and transit-oriented development along major BRT corridors, other non-corridor infill areas, and vacant land.

The subject property is approximately 2.08 net acres of vacant land, which is substantially surrounded by urban development. The proposed project makes the most efficient use of land and existing public improvements, infrastructure and services by taking advantage of the opportunity to develop in an area that is already developed and accommodated by City services.

The location of the subject property falls within the Sierra Specific plan which also affords a unique opportunity to provide a sense of place centered in an area in close proximity to commercial services, schools, parks, and an interconnected system of open space features including trails and Class I Bicycle paths.

The Fresno General Plan provides goals, objectives, and policies to guide development. The proposed project aligns with many objectives and policies found in the Fresno General Plan. The following are applicable goals, objectives and policies:

Goal 7: Provide for a diversity of districts, neighborhoods, housing types, residential densities, job opportunities, recreation, open space, and education that appeal to a broad range of people

throughout the city.

Goal 8: Develop complete neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.

Goal 11: Emphasize increased land use intensity and mixed use development at densities supportive of greater use of transit in Fresno.

Objective UF-1: Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types.

- Policy UF-1-f promotes diversity and variations of building types, densities, and scales of development to reinforce the identity of individual neighborhoods, and further affordable housing opportunities.

Objective LU-2: Plan 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.

- Policy LU-2-a promotes infill development in areas where urban services are available

Objective LU-5: Plan for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities.

- Policy LU-5-d promotes the development of medium-high density residential uses to optimize use of available or planned public facilities and services. Provide housing opportunities with access to employment, shopping services, and transportation.
- Policy LU-5-g supports development adjacent to established neighborhoods that is compatible in scale and character with the surrounding area.
- Policy LU-5-h supports housing that offers residents a variety of amenities including public and private open space, landscaping, with direct access to public transit and community gathering spaces.

Roosevelt Community Plan

Upon reviewing the policies contained in the Roosevelt Community Plan, staff has determined that there are no policies that are applicable or are more restrictive than those contained in the FMC or the Fresno General Plan.

The purpose of these goals and objectives are to provide a variety of housing types for individual lifestyles and space needs. Further, it is to provide opportunities of higher densities in neighborhoods throughout the City. The proposed project meets the goals and objectives of the General Plan and the Roosevelt Community Plan by implementing the appropriate regulations of the RM-1 zone district and ensuring that new development is compatible to the existing structures in relation to scale, mass, and character.

Council District Plan Implementation Committee

The Council District 7 Plan Review Committee is currently inactive and did not review the proposed project.

Notice of Planning Commission Hearing

The Planning and Development Department mailed notices of this Planning Commission hearing to all surrounding property owners within 1000 feet of the subject property, pursuant to Section 15-5007 of the Fresno Municipal Code.

ENVIRONMENTAL FINDINGS

The California Environmental Quality Act (Public Resource Code Section 21000 et seq.) permits a public agency to determine whether a particular project is exempt from CEQA. A determination of a Categorical Exemption from Section 15332/Class 32 was made and Environmental Assessment No. P18-03987 was completed for this project on December 12, 2019 (Exhibit H).

This project qualifies for a Class 32 Categorical Exemption because:

1. The proposed development will occur within city limits on a project site of less than five acres, and is substantially surrounded by urban uses;
2. The project site is a vacant piece of land and has no value as habitat for endangered, rare or threatened species;
3. The site can be adequately served by all required utilities and public services;
4. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality, because:
 - a. The proposed project, located in TIZ II as depicted as Figure MT-4 in the Fresno General Plan, will not generate 200 or more peak hour new vehicle trips which would require a Transportation Impact Study.
 - b. Operational noise of the proposed project, an 18-lot single family housing subdivision, will not create any significant noise effects.
 - c. Air quality impacts will not exceed the limits imposed by SJVAPCD.
 - d. The proposed project will comply with all water quality and stormwater discharge requirements.
5. The project is consistent with the RS-5 planned land use designation, Roosevelt Community Plan, and all applicable general plan policies as well as with applicable zoning designation and regulations; and,
6. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, the proposed project is not expected to have a significant effect on the environment.

FRESNO MUNICIPAL CODE FINDINGS

Based upon analysis of the applications, staff concludes that the required findings contained within Section 15-3309 et seq. of the Fresno Municipal Code can be made. These findings are attached as Exhibit G.

GROUNDINGS FOR DENIAL OF TENTATIVE MAP

The Subdivision Map Act (California Government Code §§ 66400, *et seq.*) provides that approval of a proposed subdivision map shall be denied if any of the following findings are made.

1. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451 of the SMA.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access of or use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The proposed project does not meet the above findings for denial per the Subdivision Map Act (California Government Code §§ 66400, et seq.).

CONCLUSION

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Fresno General Plan and the Roosevelt Community Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. The proposed project does not meet the findings for denial per the Subdivision Map Act (California Government Code §§ 66400, et seq.) and concludes that the required findings contained within Section 15-3309, 15-5812 and 15-5905 et seq. of the FMC can be made. Upon consideration of this evaluation, it can be concluded that Tentative Tract Map No. 6249 is appropriate for the project site.

Attachments:

- Exhibit A - Vicinity Map
- Exhibit B - Aerial Photograph of Site
- Exhibit C - Fresno General Plan Land Use & Zoning Map
- Exhibit D - Project Information Tables
- Exhibit E - Tentative Tract Map No. 6270 dated October 3, 2019
- Exhibit F - Conditions of Approval for T-6270 dated February 5, 2020 including Comments and Requirements from Responsible Agencies
- Exhibit G - Fresno Municipal Code Findings
- Exhibit H - Environmental Assessment No. T-6270