



Legislation Details (With Text)

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File created:	12/4/2020	In control:		Planning Commission	
On agenda:	2/3/2021	Final action:			
Title:	<p>CONTINUED TO FEBRUARY 17, 2021</p> <p>Consideration of Plan Amendment/Rezone Application Nos. P20-00635, Conditional Use Permit Application No. P20-00636 and related Environmental Assessment No. P20-00635/P20-00636 for approximately 12.18 acres of property located on the northeast corner of East Jensen and South Maple Avenues. (Council District 5) - Planning and Development Department.</p> <p>1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. P20-00635/P20-00636 for the proposed project pursuant to the California Environmental Quality Act.</p> <p>2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P20-00635 to proposing to amend the 2035 Fresno General Plan to change the planned land use designations for the subject property from the Residential Urban Neighborhood (±3.53 acres), Commercial Community (±2.15 acres), and Light Industrial (±5.90 acres) to the Residential High Density (±3.4 acres), Commercial Community (±6.5 acres) and Light Industrial (±2.2 acres).</p> <p>3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P20-00635 proposing to amend the Official Zoning Map of the City of Fresno to reclassify the subject property from the RM-2/UGM (Residential Multi-Family, Urban Neighborhood/Urban Growth Management) (±3.53 acres), CC/UGM (Community Commercial/Urban Growth Management)(±2.15 acres) and IL (Light Industrial/Urban Growth Management)(±5.90 acres) to the RM-3/UGM (Residential Multi-Family, High Density/Urban Growth Management)(±3.4 acres), CC/UGM (Community Commercial/Urban Growth Management)(±6.5 acres) and IL/UGM (Light Industrial/Urban Growth Management)(±2.2 acres) zone districts in accordance with the Plan Amendment Application No. P20-00635.</p> <p>4. RECOMMEND APPROVAL (to the City Council) of Conditional Use Permit Application No. P20-00636 a request to construct a ±170,000 square-foot, 4-story, multi-family residential building with a day care; a ±4,000 square-foot convenience store convenience store with an eight-dispenser/16-station fuel canopy; and nine general retail/office buildings with a total ±73,091 square-feet.</p>				
Sponsors:	Planning and Development Department				
Indexes:					
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Attachments:					

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

February 3, 2021

FROM: MIKE SANCHEZ, Assistant Director
Planning and Development Department

THROUGH: WILL TACKETT, Planning Manager
Development Services Division

BY: JOSE VALENZUELA, Planner III
Development Services Division

SUBJECT

CONTINUED TO FEBRUARY 17, 2021

Consideration of Plan Amendment/Rezone Application Nos. P20-00635, Conditional Use Permit Application No. P20-00636 and related Environmental Assessment No. P20-00635/P20-00636 for approximately 12.18 acres of property located on the northeast corner of East Jensen and South Maple Avenues. (Council District 5) - Planning and Development Department.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. P20-00635/P20-00636 for the proposed project pursuant to the California Environmental Quality Act.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P20-00635 to proposing to amend the 2035 Fresno General Plan to change the planned land use designations for the subject property from the Residential Urban Neighborhood (± 3.53 acres), Commercial Community (± 2.15 acres), and Light Industrial (± 5.90 acres) to the Residential High Density (± 3.4 acres), Commercial Community (± 6.5 acres) and Light Industrial (± 2.2 acres).
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P20-00635 proposing to amend the Official Zoning Map of the City of Fresno to reclassify the subject property from the RM-2/UGM (*Residential Multi-Family, Urban Neighborhood/Urban Growth Management*) (± 3.53 acres), CC/UGM (*Community Commercial/Urban Growth Management*) (± 2.15 acres) and IL (*Light Industrial/Urban Growth Management*) (± 5.90 acres) to the RM-3/UGM (*Residential Multi-Family, High Density/Urban Growth Management*) (± 3.4 acres), CC/UGM (*Community Commercial/Urban Growth Management*) (± 6.5 acres) and IL/UGM (*Light Industrial/Urban Growth Management*) (± 2.2 acres) zone districts in accordance with the Plan Amendment Application No. P20-00635.
4. RECOMMEND APPROVAL (to the City Council) of Conditional Use Permit Application No. P20-00636 a request to construct a $\pm 170,000$ square-foot, 4-story, multi-family residential building with a day care; a $\pm 4,000$ square-foot convenience store with an eight-dispenser/16-station fuel canopy; and nine general retail/office buildings with a total $\pm 73,091$ square-feet.

EXECUTIVE SUMMARY

Nick Yovino, of Quad Knopf, Inc., on behalf of Hamel Investment Properties, Inc., has filed Plan Amendment/Rezone Application Nos. P20-00635, Conditional Use Application No. P20-00636, and the related Environmental Assessment, pertaining to a total of ± 12.18 acres of property located on

the northeast corner of East Jensen and North Maple Avenues.

Plan Amendment Application No. P20-00635 proposes to amend the 2035 Fresno General Plan to change the planned land use designations for the subject property from the Residential Urban Neighborhood (± 3.53 acres), Commercial Community (± 2.15 acres), and Light Industrial (± 5.90 acres) to the Residential High Density (± 3.4 acres), Commercial Community (± 6.5 acres) and Light Industrial (± 2.2 acres).

Rezone Application No. P20-00635 proposes to amend the Official Zoning Map of the City of Fresno to reclassify the subject property from the RM-2/UGM (*Residential Multi-Family, Urban Neighborhood/Urban Growth Management*) (± 3.53 acres), CC/UGM (*Community Commercial/Urban Growth Management*) (± 2.15 acres) and IL (*Light Industrial/Urban Growth Management*) (± 5.90 acres) to the RM-3/UGM (*Residential Multi-Family, High Density/Urban Growth Management*) (± 3.4 acres), CC/UGM (*Community Commercial/Urban Growth Management*) (± 6.5 acres) and IL/UGM (*Light Industrial/Urban Growth Management*) (± 2.2 acres) zone districts in accordance with the Plan Amendment Application No. P20-00635.

Conditional Use Permit Application No. P20-00636 proposes to construct a $\pm 170,000$ square-foot, 4-story, multi-family residential building with a day care; a $\pm 4,000$ square-foot convenience store convenience store with an eight-dispenser/16-station fuel canopy; and nine general retail/office buildings with a total $\pm 73,091$ square-feet.

The project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.