



## Legislation Details

<b>File #:</b>	ID 21-960	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Action Item	<b>Status:</b>		Passed	
<b>File created:</b>	11/23/2021	<b>In control:</b>		City Council	
<b>On agenda:</b>	12/9/2021	<b>Final action:</b>		12/9/2021	
<b>Title:</b>	<p>HEARING to consider Plan Amendment and Rezone Application No. P21-01875, Vesting Tentative Tract Map Nos. 6238 and 6246, and Final Subsequent Environmental Impact Report (FSEIR) State Clearinghouse (SCH) No. 2000021003 relative to property generally located between North Friant Road, East Copper Avenue, North Willow Avenue and the East Silaxo Road (Council District 6) - Planning and Development Department.</p> <p>1. REVIEW AND CONSIDER Final SEIR SCH No. 2000021003, apply the Council's independent judgment and analysis to the review, and then adopt the resolution certifying the FSEIR, as having been completed in compliance with the California Environmental Quality Act (CEQA) based on the Planning Commission's recommendations on the proposed Final SEIR and comments thereon; and,</p> <p>a. ADOPT Findings of Fact as required by Public Resources Code Section 21082(a) and CEQA Guidelines, Section 15091; and,</p> <p>b. ADOPT the Statement of Overriding Considerations as required by Public Resources Code, Section 21081(b) and CEQA Guidelines, Section 15093; and</p> <p>c. APPROVE the Mitigation Monitoring and Reporting Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15092; and,</p> <p>2. RESOLUTION - Approving Plan Amendment Application No. P21-01875 proposing to amend the Fresno General Plan from the Medium Density Residential (± 35.59 acres) planned land use designation to the Low Density Residential (±35.59 acres), Medium High Density Residential (± 0.93 acres) planned land use designation to the Urban Neighborhood (± 0.93 acres), Medium High Density Residential (± 7.23 acres) planned land use designation to Medium Density Residential (± 7.23 acres), Medium High Density Residential (± 0.79 acres) planned land use designation to Medium Low Density Residential (± 0.79 acres), Medium High Density Residential (± 2.68 acres) planned land use designation to Community Commercial (± 2.68 acres), Golf Course (± 2.07 acres) planned land use designation to Medium Low Density Residential (± 2.07 acres), Community Commercial (± 1.17 acres) planned land use designation to Low Density Residential (± 1.17 acres), Community Commercial (± 8.17 acres) planned land use designation to Urban Neighborhood (± 8.17 acres), Community Commercial (± 2.68 acres) planned land use designation to Medium Low Density Residential (± 2.68 acres), General Commercial (± 4.53 acres) planned land use designation to Low Density Residential (± 4.53 acres).</p> <p>3. BILL (for introduction and adoption) - Rezone Application No. P21-01875 proposing to amend the Official Zone Map to reclassify: ± 35.59 acres of property from the RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single-Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district, ± 0.93 acres of property from the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district, ± 7.23 acres of property from the RM-1/UGM/cz (Multi Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district, ± 0.79 acre of property from the RM-1/UGM/cz (Multi Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district, ± 2.68 acres of property from the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to CC/UGM/cz (Community Commercial/Urban</p>				

Growth Management/conditions of zoning) zone district, ± 2.07 acres of property from the PR/UGM/cz (Parks and Recreation/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district, ± 1.17 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district, ± 8.17 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district, ± 2.68 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density /Urban Growth Management/conditions of zoning) zone district, and ± 4.53 acres of property from the GC/UGM/cz (General Commercial/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density /Urban Growth Management/conditions of zoning) zone district.

4. ADOPT findings pursuant to Government Code Section 65863(b)(2) that there is substantial evidence in the record that remaining sites identified in the Housing Element can accommodate the City of Fresno's share of the Regional Housing Needs Assessment (RHNA).

5. APPROVE Vesting Tentative Tract Map No. 6238/UGM which requests authorization to subdivide approximately 14.01 acres of property for purposes of creating a 47-lot single family residential planned development subdivision located near the southeast corner of North Alicante Drive and North Crest View Drive subject to compliance with the Conditions of Approval dated November 17, 2021.

6. APPROVE Planned Development No. P21-02863 subject to compliance with the Conditions of Approval dated November 17, 2021.

7. APPROVE Vesting Tentative Tract Map No. 6246/UGM which requests authorization to subdivide approximately 41.58 acres of property for purposes of creating a 144-lot single family residential subdivision near the northeast corner of North Alicante Drive and North Crest View Drive subject to compliance with the Conditions of Approval dated November 17, 2021.

8. APPROVE Indemnification Agreement with CRD EAST, Inc., a California Corporation for indemnity related to claims arising from SEIR SCH# 2000021003 and related land use approvals.

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A - Vesting Tentative Tract No. 6238 dated May 20, 2021, 2. Exhibit A-1 - Planned Development No. P21-02863, related to Vesting Tentative Tract No. 6238, dated May 20, 2021, 3. Exhibit B - Vesting Tentative Tract No. 6246 dated September 1, 2021, 4. Exhibit C - 2020 Aerial Photograph, 5. Exhibit D - Proposed Planned Land Use Exhibits, 6. Exhibit E - Proposed Rezone Exhibits, 7. Exhibit F - Fresno Municipal Code Findings, 8. Exhibit G - Conditions of Approval for Vesting Tentative Tract Map No. 6238 dated November 17, 2021, 9. Exhibit H - Conditions of Approval for Planned Development Permit No. P21-02863 dated November 17, 2021, 10. Exhibit I - T-6238 Comments and Requirements from Responsible Agencies, 11. Exhibit J - Conditions of Approval for Vesting Tentative Tract Map No. 6246 dated November 17, 2021, 12. Exhibit K - T-6246 Comments and Requirements from Responsible Agencies, 13. Exhibit L-1 - Draft Subsequent Environmental Impact Report, 14. Exhibit L-2 - Draft Subsequent Environmental Impact Report - Appendices Vol. 1, 15. Exhibit L-3 - Draft Subsequent Environmental Impact Report - Appendices Vol.2, 16. Exhibit L-4 - Final Subsequent Environmental Impact Report and Response to Comments, 17. Exhibit L-5 - Mitigation Monitoring and Reporting Program, 18. Exhibit L-6 - Findings of Fact, 19. Exhibit L-7 - Statement of Overriding Considerations, 20. Exhibit M - Ordinance Bill 2003-45, 21. Exhibit N - Department of Public Works, Memorandum dated September 28, 2021, 22. Exhibit O - Indemnification Agreement, 23. Exhibit P - Planning Commission Resolution No. 13728 (Plan Amendment Application No. P21-01875), 24. Exhibit Q - Planning Commission Resolution No. 13729 (Rezone Application No. P21-01875), 25. Exhibit R - Planning Commission Resolution No. 13730

(Vesting Tentative Tract Map No. 6238UGM and related Planned Development No. P21-02863), 26. Exhibit S - Planning Commission Resolution No. 13731 (Vesting Tentative Tract Map No. 6246/UGM), 27. Exhibit T - SEIR Certification Resolution with Final SEIR, 28. Exhibit U - City Council Resolution for Plan Amendment Application No. P21-01875, 29. Exhibit V - City Council Ordinance Bill for Rezone Application No. P21-01875, 30. PublicComment\_21-960\_CopperRiver

Date	Ver.	Action By	Action	Result
12/9/2021	1	City Council	approved	Pass