



**REPORT TO THE PLANNING COMMISSION**

AGENDA ITEM NO. **VIII-D**

COMMISSION MEETING 06/04/14

June 4, 2014

  
DEPARTMENT DIRECTOR

FROM: MIKE SANCHEZ, Planning Manager  
Development Services Division 

BY: BRUCE BARNES, Project Manager  
Development Services Division 

SUBJECT: CONSIDERATION OF REZONE APPLICATION NO. R-14-005 AND RELATED ENVIRONMENTAL ASSESSMENT NO. R-14-005/S-14-014.

**RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

1. RECOMMEND APPROVAL (to the City Council) of the adoption of a Categorical Exemption for Environmental Assessment No. R-14-005/S-14-014;
2. RECOMMEND APPROVAL (to City Council) of Rezone Application No. R-14-005 to amend the Official Zone Map to reclassify the subject property from the R-1 (*Single Family Residential*) zone district to the R-2 (*Low Density Multiple Family Residential*) zone district. The applicant proposes the construction of a two-story, 14-unit multiple family residential complex on vacant property east of and adjacent to the Cedar Courts Housing Authority project.

**EXECUTIVE SUMMARY**

Rezone Application No. R-14-005 and Site Plan Review No. 14-014 were filed by Robert Davidson, on behalf of the City of Fresno Housing Authority, and pertains to 0.83 acre of property located on the south side of East Hamilton Avenue between South Chance and South Maple Avenues. Rezone Application No. R-14-005 proposes to amend the Official Zone Map to reclassify the subject property from the R-1 (*Single Family Residential*) to the R-2 (*Low Density Multiple Family Residential*) zone district. The applicant proposes the construction of a two-story, 14-unit multiple family residential complex on vacant property east of and adjacent to the Cedar Courts Housing Authority project.

## PROJECT INFORMATION

PROJECT	Rezone Application No. R-14-005 proposes to amend the Official Zone Map to reclassify the subject property from the R-1 ( <i>Single Family Residential</i> ) to the R-2 ( <i>Low Density Multiple Family Residential</i> ) zone district. The applicant proposes the construction of a two-story, 14-unit multiple family residential complex on vacant property east of and adjacent to the Cedar Courts Housing Authority project.
APPLICANT	Robert Davidson on behalf of the Fresno City Housing Authority
LOCATION	South side of East Hamilton Avenue between South Chance and South Maple Avenues ( <b>Council District 5, Councilmember Quintero</b> )
SITE SIZE	Approximately 0.83 net acres
PLANNED LAND USE	Existing - Medium High Residential (10.38-18.15 du/acre) Proposed - Medium High Residential (10.38-18.15 du/acre)
ZONING	Existing - <u>R-1</u> ( <i>Single Family Residential District</i> ) Proposed - <u>R-2</u> ( <i>Low Density Multiple Family Residential District</i> )
PLAN DESIGNATION AND CONSISTENCY	Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the FMC, the R-2 zone district classification and the proposed density of approximately 16.87 dwelling units per acre may be found consistent with the Low Density Multiple Family Residential planned land use designation for the subject property.
ENVIRONMENTAL FINDING	This project was determined to be Categorically Exempt from the preparation of environmental documents pursuant to Article 19 of California Environmental Quality Act (CEQA) guidelines, more specifically the project is exempt under Section 15332/Class32 of CEQA since the project is characterized as in-fill and the site is surrounded by urban uses on a site of less than 5 acres.
PLAN COMMITTEE RECOMMENDATION	Council District 5 will meet on Monday, June 2, 2014, and staff will verbally report their recommendation.

STAFF Recommend Approval of: (1) Environmental Assessment R-14-005/S-14-014 and (2) Rezone Application No. R-14-005.

**BORDERING PROPERTY INFORMATION**

	<b>Planned Land Use</b>	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Fairgrounds	<b>R-1</b> <i>Single Family Residential</i>	Fairgrounds
<b>East</b>	Medium High Density Residential	<b>R-3</b> <i>Medium Density Multiple Family Residential</i>	Multiple Family Residential
<b>South</b>	Medium Density Residential	<b>R-3</b> <i>Medium Density Multiple Family Residential</i>	Multiple Family Residential
<b>West</b>	Medium High Density Residential	<b>R-1</b> <i>Single Family Residential</i>	Multiple Family Residential

**ENVIRONMENTAL FINDING**

Section 15332/Class 32 exempts from the provisions of CEQA, construction of projects characterized as in-fill development meeting the following conditions: a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, b) the proposed development occurs within city limits on a project site of no more than five acre and is substantially surrounded by urban uses, c) the project site has no value as habitat for endangered, rare or threatened species, d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and e) the site can be adequately served by all required utilities and public services.

This site is located within the City limits and is consistent with the general plan designation, policies, and zoning. The proposed R-2 zone district is consistent with the current medium high density residential land use designation depicted in the 2025 General Plan. The proposed development occurs on a project site of approximately 0.83 acres, which is less than the five acre maximum, and is substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species and can be adequately served by all required utilities and public services. No adverse environmental impacts will occur as a result of the proposed project. 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. Accordingly, a categorical exemption, as noted above, has been prepared for the project.

Furthermore, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR or Air Quality MND. After conducting a review of the adequacy of the MEIR and Air Quality MND pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and the Air Quality MND was adopted and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete and the Air Quality MND was adopted, has become available. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

## **BACKGROUND / ANALYSIS**

### **Project Description**

Rezone Application No. R-14-005 and Site Plan Review Application No. S-14-014 were filed by Robert Davidson, on behalf of the City of Fresno Housing Authority, and pertains to 0.83 acre of property located on the south side of East Hamilton Avenue between South Chance and South Maple Avenues. Rezone Application No. R-14-005 proposes to amend the Official Zone Map to reclassify the subject property from the R-1 (*Single Family Residential*) to the R-2 (*Low Density Multiple Family Residential*) zone district. The applicant proposes the construction of a two-story, 14-unit multiple family residential complex on vacant property east of and adjacent to the Cedar Courts Housing Authority project.

Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the Fresno Municipal Code (FMC) the R-2 (*Low Density Multiple Family Residential*) zone district and the proposed density of approximately 16.8 dwelling units per acre is consistent with the Medium Density Residential (10.38 – 18.15 dwelling units/acre) planned land use designation for the subject property.

### **Land Use Plans and Policies**

Objective C-15 of the 2025 Fresno General Plan states as follows: "Provide infill opportunities that will revitalize the built-up urban core communities and neighborhoods of Fresno, provide residential development for diverse population, and improve the overall quality of the urban environment". The project is considered an "infill" project and will develop on previously by-passed land in an urbanized area. Therefore, the proposed project fulfills this objective. Currently the subject property is vacant and is located in the built-up urban core where all urban services are available such as water, sewer, solid waste, bus service, streets, fire and police. There are apartment complexes located on the east, west and south side of the subject property. The project helps revitalize the urban core and increases property values in the area. The proposed rezone to R-2 zone district is consistent with the medium density residential planned land use designation of the 2025 General Plan and Roosevelt Community Plan.

### **Circulation Element Plan Policies and Major Street System Traffic Capacity**

The subject property is located on the south side of East Hamilton between South Maple and South Chance Avenues. Since only two new multiple family buildings (containing a total of 14 units) will be constructed, impacts to the circulation system will be minimal.

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the rezone application and has determined that the streets adjacent to the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated.

In addition to the mitigation measures established by certification of MEIR No. 10130, public improvement requirements will be imposed as conditions of approval during the special permit process in accordance with the provisions of the Fresno Municipal Code, in order to complete the transportation network as identified by the 2025 Fresno General Plan. These requirements will generally include: (1) Adjacent public street improvements, right-of-way dedications and vacations (including, but not limited to, construction of concrete curbs, gutters, sidewalks, bus bays, transition paving, permanent pavement, underground street lighting systems, and concrete medians; (2) Installation of bike lanes; (3) Restrictions on turning movements at the project entrances; and, (4) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact (FMSI) Fee, and the Regional Transportation Mitigation Fee (RTMF) Fee.

### **Public Services**

The Department of Public Utilities (DPU) has determined that adequate sanitary sewer and water services are available to serve the project site subject to implementation of the 2025 Fresno General Plan policies and the mitigation measures of Master Environmental Impact Report No. 10130; the construction and installation of public facilities and infrastructure in accordance with Department of Public Works standards, specifications and policies; and the implementation of project related mitigation measures as identified within the conditions of approval for the proposed project.

Therefore, implementation of the 2025 Fresno General Plan policies and the mitigation measures of Master Environmental Impact Report No. 10130, along with the implementation of the Water Resources Management Plan and the identified project related mitigation measures will provide an adequate, reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes.

The City of Fresno Fire Department has expressed no concerns as fire hydrants are readily available to serve the project. In addition, the Solid Waste Division has approved the applicant's request for modified trash enclosure which will accommodate tenants confined to wheel chairs.

The Fresno Metropolitan Flood Control District (FMFCD) has indicated that drainage service is available for the development and the project will be subject to the payment of a \$11,532 flood control fee.

## **Conclusion**

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the 2025 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. Upon consideration of this evaluation, it can be concluded that approval of Rezone Application R-14-005 is appropriate for the project site.

### Attachments: Vicinity Map

2012 Aerial Photographs

Public Hearing Notice Mailing List Vicinity Map

2025 Fresno General Plan Planned Land Use Map

Site Plan and Site Details

Environmental Assessment No. R-14-005/S-14-014

# EXHIBIT A



**R-14-005**  
**APN: 471-220-55**  
**4532 East Hamilton Avenue**



R-1 to R-2, 32,336 Square Feet

# City of Fresno

 User Drawn Redlines

**Parcels**

 Parcels

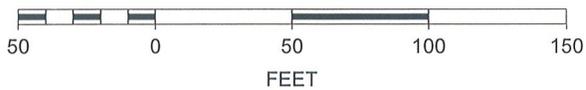
**Aerials**

 City Limits

 Fresno County



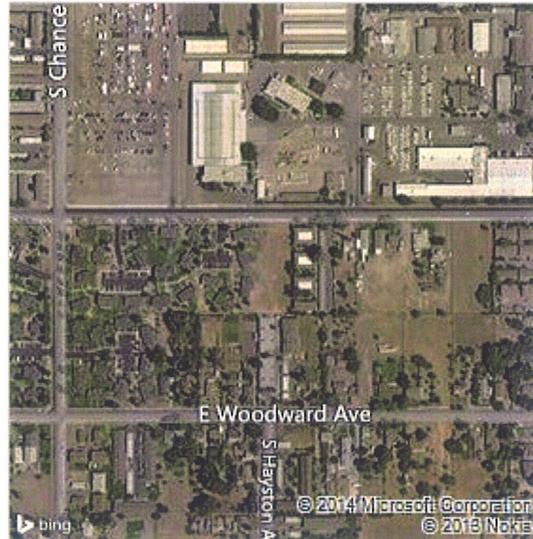
SCALE 1 : 829





My Notes

On the go? Use [m.bing.com](http://m.bing.com) to find maps, directions, businesses, and more



Bird's eye view maps can't be printed, so another map view has been substituted.



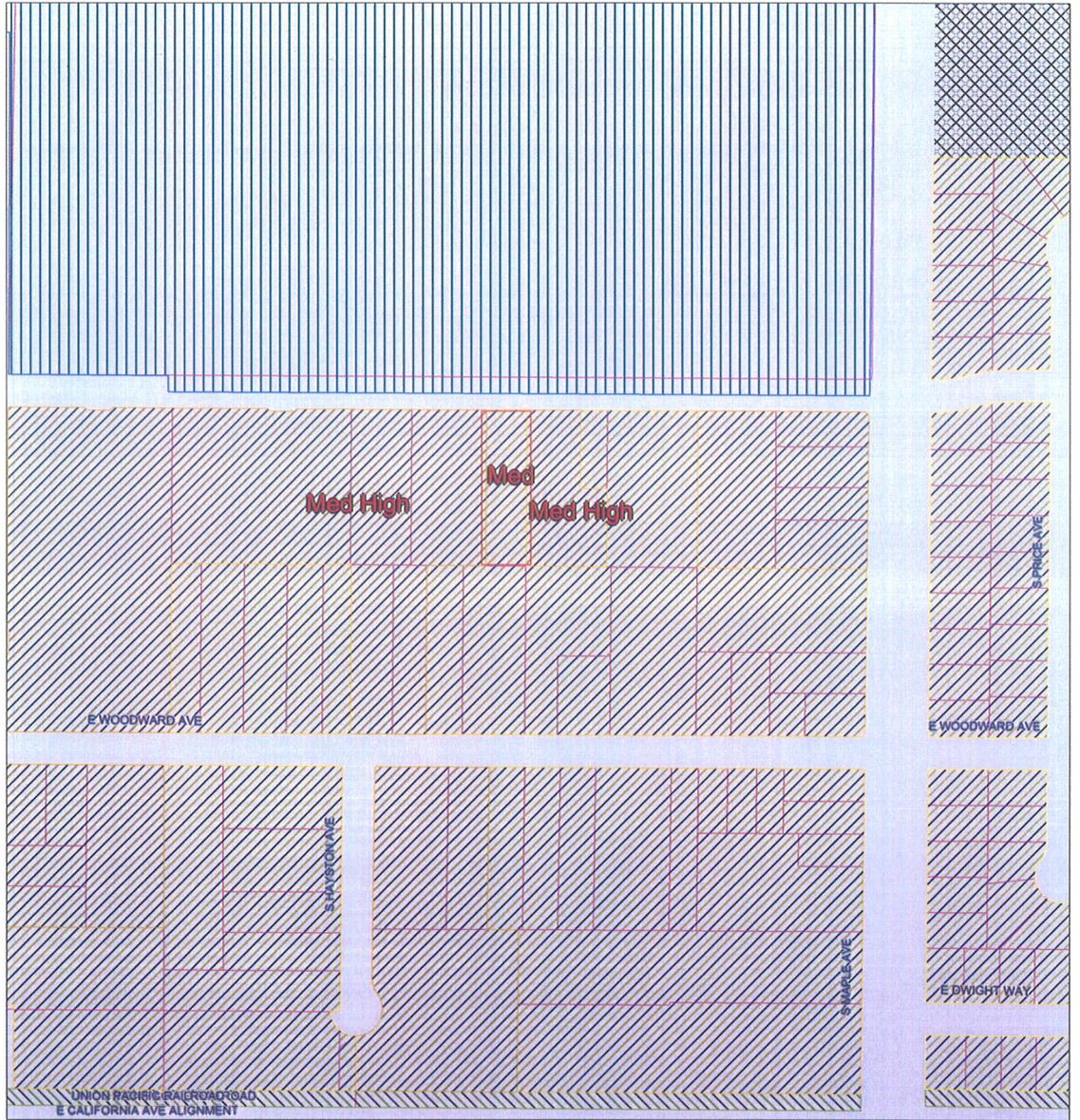
# City of Fresno

 User Drawn Redlines

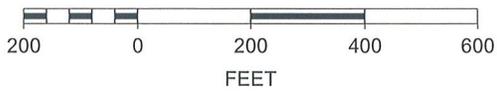
General Plan

Parcels

-  Parcels
-  City Limits
-  Fresno County



SCALE 1 : 4,003













CEDAR HEIGHTS  
 APARTMENTS  
 7600 NORTH FURNACE  
 FRESNO, CA

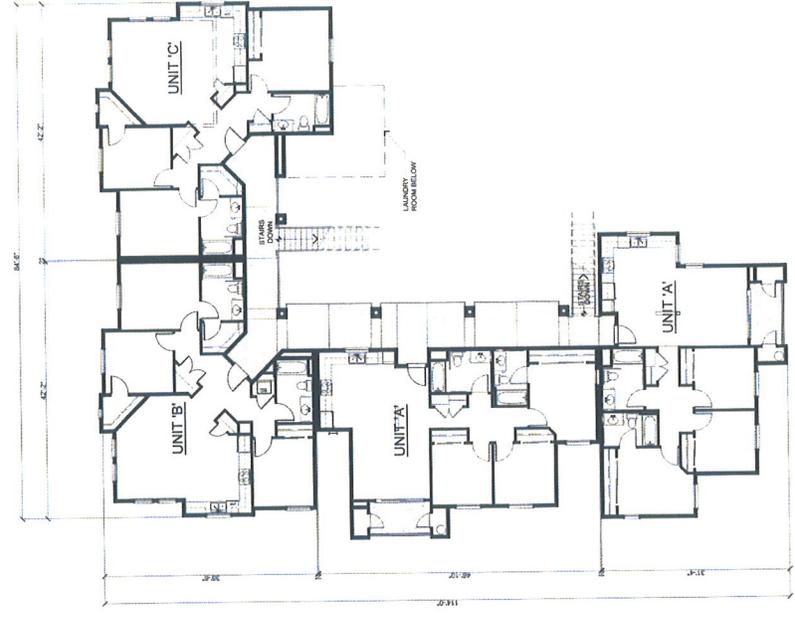
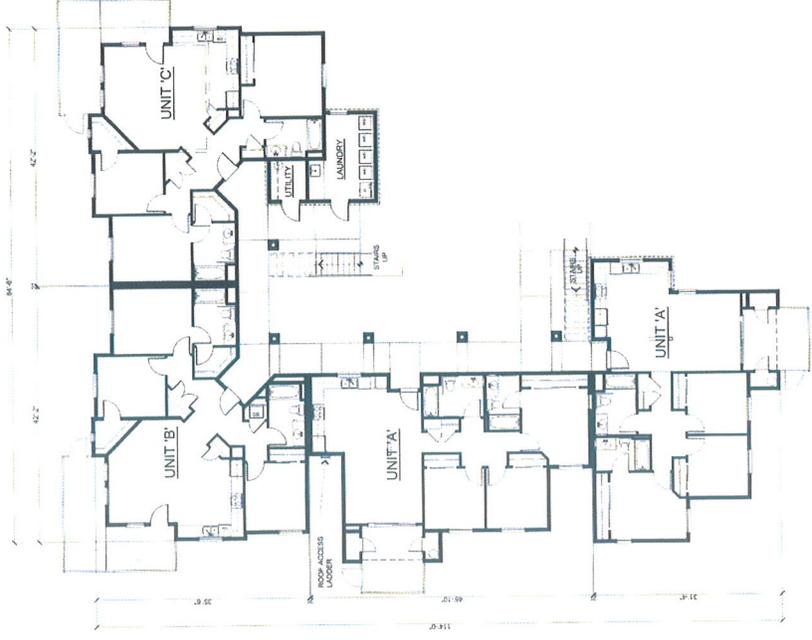
FOR  
 HOUSING AUTHORITIES  
 OF THE CITY AND COUNTY  
 OF FRESNO

NO.	DATE	REVISION

BUILDING 2  
 FLOOR PLAN

SCALE: 1/8" = 1'-0"  
 SHEET NO. P-3.1

PROJECT NO. 1402



# CEDAR HEIGHTS APARTMENTS

FAMILY APARTMENT COMMUNITY  
 FRESNO, CA

DEVELOPED BY:  
 HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. R-14-05/S-14-014**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY  
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS  
PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

**APPLICANT:** Robert Davidson  
R.L. Davidson, Inc.  
7600 N. Ingram, Suite 232  
Fresno, CA 93711

**PROJECT LOCATION:** 4532 E. Hamilton Avenue, City and County of Fresno  
  
(APN No. 471-220-55T)  
(Council District 5, Councilmember Quintero)

**PROJECT DESCRIPTION:** **Rezone Application No. R-14-005 and Site Plan Review Application No. S-14-014** were filed by Robert Davidson, on behalf of the City of Fresno Housing Authority, and pertains to 0.83 acre of property located on the south side of East Hamilton Avenue between South Chance and South Maple Avenues. Rezone Application No. R-14-005 proposes to amend the Official Zone Map to reclassify the subject property from the R-1 (*Single Family Residential*) to the R-2 (*Low Density Multiple Family Residential*) zone district. The applicant proposes the construction of a two-story, 14-unit multiple family residential complex on vacant property west of and adjacent to the Cedar Courts Housing Authority project.

**This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines.**

**EXPLANATION:**

Section 15332/Class 32 exempts from the provisions of CEQA, construction of projects characterized as in-fill development meeting the following conditions: a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, b) the proposed development occurs within city limits on a project site of no more than five acre and is substantially surrounded by urban uses, c) the project site has no value as habitat for endangered, rare or threatened species, d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and e) the site can be adequately served by all required utilities and public services.

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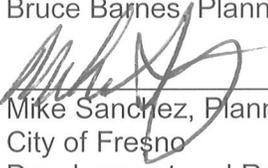
exemption, as noted above, has been prepared for the project.

Furthermore, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR or Air Quality MND. After conducting a review of the adequacy of the MEIR and Air Quality MND pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and the Air Quality MND was adopted and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete and the Air Quality MND was adopted, has become available. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Date: May 19, 2014

Prepared By: Bruce Barnes, Planner

Submitted by:

  
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Mike Sanchez, Planning Manager  
City of Fresno  
Development and Resource Management Dept.  
(559) 621-8047