City of FRESNO

REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. V-C-2
COMMISSION MEETING 9-16-15

APPROVED BY

DEPARTMENT DIRECTOR

September 16, 2015

FROM: MIKE SANCHEZ, Assistant Director
Development & Resource Management Department

THROUGH: BONIQUE EMERSON, Planning Manager BE
Development Services Division

BY: STAFF
Development Services Division

SUBJECT: REQUEST FOR A TWO YEAR EXTENSION OF TIME FOR THE FILING OF A FINAL MAP FOR TENTATIVE TRACT MAP NO. 6029/UGM

INFORMATION

Tentative Tract Map No. 6029/UGM is a request to subdivide approximately 4.15 acres of property into a 23-lot, conventional single family residential subdivision at a density of approximately 5.54 units per acre. The subject property is located on the south side of the West Gettysburg Avenue alignment between North Polk and North Cornelia Avenues. On July 17, 2013, the Fresno City Planning Commission, by a vote of 6 to 0, approved the subdivision map for an initial two years, subject to the conditions noted in Planning Commission Resolution No. 13222.

In accordance with Section 12-1005.1.a of the Fresno Municipal Code (FMC), a final tract map must be filed within two years of the approval date of the tentative tract map. However, Section 12-1005.1.b the FMC allows for an extension of time for the filing of a final map, subject to the applicant requesting an extension and approval of the extension by the Planning Commission. The applicant has requested a two-year extension for the filing of Tentative Tract Map No. 6029/UGM as described in the attached letter dated June 30, 2015. If approved, the filing date will be extended to July 17, 2017.

RECOMMENDATION

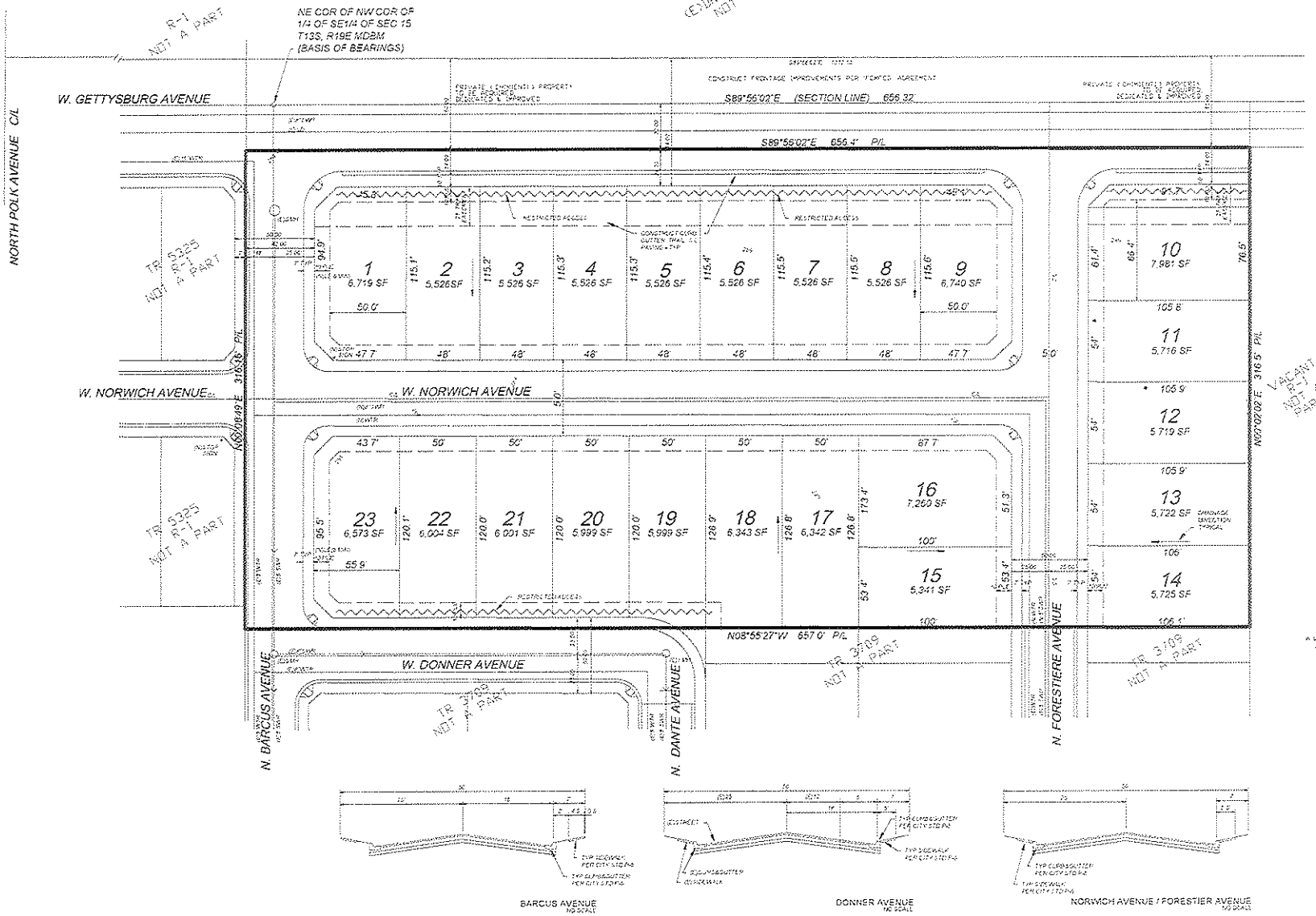
Based upon the above information, staff recommends that the Planning Commission:

1. APPROVE the request for a two-year extension of time to July 17, 2017, for the filing of the final map of Tentative Tract No. 6029/UGM, subject to compliance with the original conditions of approval as noted in Planning Commission Resolution No. 13222

Attachments: Aerial Photo
Tentative Tract Map No. 6029/UGM
Letter from Frank J. Mungia of dated June 30, 2015
Planning Commission Resolution No. 13222

2015 Aerial Photograph

TENTATIVE MAP 6029
CITY OF FRESNO



BARCUS AVENUE
NO SCALE

DONNER AVENUE
NO SCALE

NORWICH AVENUE / FORESTIER AVENUE
NO SCALE

OWNER
ART SINGH (CA)
6234 E. WAITE AVENUE
FRESNO, CA 93727

ENGINEER
THE AUGUST COMPANY
2530 N. COLLEGE AVENUE
FRESNO, CA 93703
(559) 999-2351

LEGAL DESCRIPTION
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN ACCORDANCE WITH THE U.S. GOVERNMENT TOWNSHIP PLATS THEREOF.
EXCEPTING THOSE FROM THE NORTH 50 FEET THEREOF.

ASSESSOR MAP NO. 513-07-20-00-0

SITE DATA
ACREAGE: 4.77 ACRES GROSS (207,713.05 SF)
4.15 ACRES NET (180,744.05 SF), 5.04 DU/AC

LAND USE: EXISTING - VACANT
PROPOSED - RESIDENTIAL

ZONING: EXISTING - R-1/UGM
PROPOSED - R-1/UGM

PROPOSED USE: 23 SINGLE FAMILY DETACHED LOTS

CONTOUR INTERVAL: 1 FOOT

SERVICE PROVIDERS
ELECTRIC & GAS
PACIFIC GAS & ELECTRIC CO. (PG&E)

TELEPHONE
PACIFIC BELL

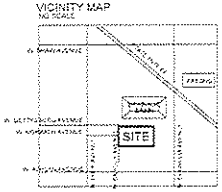
TELEVISION
CABLE VISION

SEWER & WATER
CITY OF FRESNO

BASIS OF BEARINGS
THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN, AS SHOWN ON TRACT 3709, BOOK 61 OF PLATS, PAGES 46 & 47, FRESNO COUNTY RECORDS, ASSUMED AS N89°55'02"W

BENCHMARK
CITY OF FRESNO BENCHMARK NO. 777, BRASS CAP ON TOP OF CURB, EAST SIDE OF CORNELIA, 27 FEET SOUTH OF CENTERLINE OF GETTYSBURG ALIGNMENT
MAP 29 (2008), ELEVATION = 294.07 FEET

VICINITY MAP
NO SCALE



LEGEND
(SOLID LINES DENOTE NEW, HOLLOW DENOTES EXISTING)
PROPERTY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
RESTRICTED ACCESS

THE AUGUST COMPANY

TENTATIVE MAP 6029

DESIGN: JA
DATE: 10/11/22

NO.	DATE	REVISIONS
1	5/24/23	PLAN CHECK RESPONSE
2	8/4/23	PLAN CHECK RESPONSE

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TM

FRANK J. MUNGIA
ARCHITECTURE + ENGINEERIN
1065 N. COLLEGE AVENUE FRESNO CA 93728
TEL (559) 909-2331 EMAIL fjm93728@aol.com

June 30, 2015

Will Tackett, City, Planning
CITY OF FRESNO

Regarding: TM 6029

Mr. Tackett,

This letter is to request an extension of time for the referenced subdivision.

Final Map calculations and drawings are complete and Improvement Plan preparation is well underway. Both will be returned for city review in the near future. The additional time required is a result of unsuccessful negotiations in securing required right-of-way and in extended time needed to develop information regarding off-site improvements required by the Conditions of Approval.

Thank you for consideration of this request. We will look to completion in the near future.

Truly Yours,

Frank J. Mungia, PE

FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13222

The Fresno City Planning Commission at its regular meeting on July 17, 2013, adopted the following resolution pursuant to the Subdivision Map Act of the Government Code of the State of California and the Municipal Code of the City of Fresno.

WHEREAS, Tentative Tract Map No. 6029/UGM was filed with the City of Fresno and proposes to subdivide the subject property into a 23-lot conventional single-family residential subdivision on approximately 4.15 acres of property, located on the south side of the West Gettysburg Avenue alignment between North Polk and North Cornelia Avenues; and,

WHEREAS, on July 17, 2013, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested subdivision; and,

WHEREAS, the Development and Resource Management Department staff recommended approval of the proposed project subject to the conditions of approval contained in the staff report dated July 17, 2013; and,

WHEREAS, no neighbors spoke in support or opposition of the project at the Commission hearing; and,

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that the tentative tract map may have additional significant effects on the environment that were not identified in the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 and Mitigated Negative Declaration No. A-09-02 (Air Quality MND); and hereby adopts the Finding of Conformity prepared for Environmental Assessment No. T-6029 dated June 14, 2013 for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that approval of the Tentative Tract Map No. 6029/UGM, is consistent with the adopted 2025 Fresno General Plan and West Area Community Plan and the findings required pursuant to Section 66410 et. seq. of the California Government Code.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves Tentative Tract Map No. 6029/UGM, subject to the Development and Resource Management Department Conditions of Approval dated July 17, 2013.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Reed, seconded by Commissioner Hansen-Smith.

VOTING:
Ayes - Dawar, Hansen-Smith, Holt, Medina, Reed, Vasquez,
Noes - None
Not Voting - None
Absent - Torossian

DATED: July 17, 2013

Mike Sanchez, Secretary
Fresno City Planning Commission

Resolution No. 13222
Tentative Tract Map No. 6029/UGM
Filed by the August Company on behalf of Ajit Singh Gil
Action: Approve