

**THE OPERATIONAL STATEMENT
FOR
PLAN AMENDMENT AND REZONE**

- ✓ **PROJECT SITE ADDRESSES** (SEE TABLE GPA/RZ-I)
- ✓ **ASSESSOR'S PARCEL NUMBERS (APN)** (SEE TABLE GPA/RZ -I AND FIGURES I-5A & I-5B)
- ✓ **ACREAGE TO BE AMENDED** (TABLE GPA/RZ -I & FIGURE I-1)
- ✓ **EXISTING GENERAL PLAN LAND USE DESIGNATION** (SEE TABLE GPA/RZ -I & FIGURE I-1)
- ✓ **EXISTING ZONING** (SEE TABLE GPA/RZ-1 & FIGURE I-3)

TABLE GPA/RZ-I

PROJECT SITE ADDRESS	APN	ACREAGE TO BE AMENDED	EXISTING GENERAL PLAN LAND USE DESIGNATION	PROPOSED GENERAL PLAN LAND USE DESIGNATION	EXISTING ZONING (CITY)	PROPOSED ZONING
NO ADDRESS	Portion of 479-050-02	6.97	Medium Density Residential (6.97 acres)	Medium Density Residential (5.24 acres); Medium High Density Residential (1.73 acres)	RS-5 – Residential Single Family (6.97 acres)	RS-5 Residential Single Family (5.24 acres); RM-1 – Residential Multi Family (1.73 acres)
2458 S Martin Luther King Jr. Blvd, Fresno, CA 93706	Portion of 479-050-03	25.17	C- College (6.48 acres), Medium Density Residential (6.75 acres), Community Park (9.51 acres), Community Commercial (2.43 acres)	Medium Density Residential (3.88 acres), Community Park (4.52 acres), Community Commercial (3.08 acres); Medium High Density Residential (13.69 acres)	PI – Public & Institutional (6.48 acres); RS-5 – Residential Single Family (6.75 acres); CC – Community Commercial (2.43 acres); PR – Park & Recreation (9.51 acres)	RS-5 – Residential Single Family (3.88 acres); CC – Community Commercial (3.08 acres); PR – Park & Recreation (4.52 acres); RM-1 – Residential Multi Family (13.69 acres)
NO ADDRESS	479-060-02	10.00	Medium Density Residential	Medium High Density Residential (1.34 acres); Community Park (7.00 acres); Regional Commercial (1.66 acres)	RS-5 – Residential Single Family	RM-1 – Residential Multi Family (1.34 acres); PR – Park & Recreation (7.00 acres); CR – Regional Commercial (1.66 acres)
2540 S Martin Luther King Jr. Blvd, Fresno, CA 93706	479-060-03	9.62	Medium Density Residential	Medium Density Residential (1.49 acres); Community Park (0.22 acres); Regional Commercial (5.77 acres); Medium High Density Residential (2.14 acres)	RS-5 – Residential Single Family	RS-5 – Residential Single Family (1.49 acres); PR – Park & Recreation (0.22 acres); CR – Regional Commercial (5.77 acres); RM-1 – Residential Multi Family (2.14 acres)
2588 S Martin Luther King Jr. Blvd, Fresno, CA 93706	479-060-08	2.18	Regional Commercial	Regional Commercial	CR – Regional Commercial	CR – Regional Commercial
831 E Jensen Ave, Fresno, CA 93706	479-060-09	6.79	Regional Commercial	Regional Commercial	CR – Regional Commercial	CR – Regional Commercial
NO ADDRESS	479-060-10	9.46	Medium Density Residential (1.65 acres), Regional Commercial (7.81 acres)	Regional Commercial	RS-5 – Residential Single Family (1.65 acres); CR – Regional Commercial (7.81 acres)	CR - Regional Commercial

571 E Jensen Ave, Fresno, CA 93706	479-060-11	19.49	Medium Density Residential (15.19 acres), Regional Commercial (4.30 acres)	Medium Density Residential (15.97 acres); Regional Commercial (1.10 acres); Medium High Density Residential (2.42 acres)	RS-5 – Residential Single Family (15.19 acres); CR – Regional Commercial (4.30 acres)	RS-5 – Residential Single Family (15.97 acres); CR – Regional Commercial (1.10 acres); RM-1 – Residential Multi Family (2.42 acres)
---------------------------------------	------------	-------	---	--	---	--

✓ **IDENTIFY THE COMMUNITY PLAN**

The project is located in the Edison Community Plan Area.

✓ **IDENTIFY THE SPECIFIC PLAN**

The project site is located in the proposed Southwest Fresno Specific Plan and is designated to implement the plans vision.

✓ **IDENTIFY THE REDEVELOPMENT PLAN (IF APPLICABLE)**

The project is not located in a City of Fresno Redevelopment Plan.

✓ **DESCRIPTION OF EFFORTS THAT HAVE BEEN MADE TO DISCUSS THE PROPOSAL WITH NEIGHBORS**

The proposed Master Plan has been a discussion throughout the Southwest Community for the past three years and various workshops and one public hearing occurred to discuss the master planning for the southwest area.

✓ **DESCRIPTION OF HOW THE PROPOSAL IS COMPLEMENTARY TO THE SURROUNDING NEIGHBORHOOD.**

It is a top priority of the project planners to complete the design of the mixed-use complex and enhance the neighborhood. After several initial planning meetings where neighbors were asked to provide input regarding the project proposal the Developers are aware of the community's needs for a well-planned out community that not only provides for sustainable living but also provides opportunity for employment and education along with community activities by development of a community park with pedestrian friendly access throughout the area.

✓ **DESCRIPTION OF HOW THE PROPOSAL HELPS IMPLEMENT THE FRESNO GENERAL PLAN.**

The project goal is to establish a mixed-use development and complete neighborhood, including residential, commercial, open space, and educational land uses.

The amendment of the subject properties is necessary to support the overall mixed-use development of the overall development. Mixed-use developments of these types are consistent with some of the key goals of the General Plan.

The stated focal goal of the General Plan Vision is to accommodate moderate population growth while limiting outward expansion beyond the City's present planned urban boundaries, and to enhance the established community's physical and social environment through revitalization of Fresno's existing urban core.

- To create a residential development consistent with the goals and purposes of the City of Fresno General Plan including increasing available housing stock, revitalizing a residential area and eliminating the spread of blight and deterioration in the area.
- To help address the housing shortage by increasing the supply of housing in the City and building out the site to allowable densities in an appropriately designed integrated project.
- To provide a mix of housing type for students.

- To promote a jobs/housing balance by locating attractive new housing in proximity to employment centers and mass transit.
- To provide housing in close proximity to commercial areas and public transit.
- To design a high-quality development that's consistent with the Southwest Specific Plan.
- To provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.
- To promote the neighborhood as a viable and growing community, attractive to both current and new residents and nearby businesses.

✓ **DESCRIBE, IN DETAIL, THE PROPOSED USE(S)**

The proposed General Plan Amendment is to provide the designated land areas and as each phase develops, they will provide detailed information of their proposed uses, building type, sustainable living, and overall integration for a pedestrian friendly development. The proposed project involves the removal of the existing four (4) single-family dwellings, of which three (3) are vacant.

✓ **DETAIL THE HOURS OF OPERATION AND THE NUMBER OF EMPLOYEES**

To be determined at the time of development or future entitlement submittals.

✓ **DETAIL THE EXPECTED DAILY VISITORS/USERS/GUESTS**

To be determined at the time of development or future entitlement submittals.

✓ **DESCRIBE ANY REASONABLE FORESEEABLE EFFECTS FROM CONSTRUCTION AND/OR THE SITE THAT MAY IMPACT THE NEIGHBORS.**

The project will utilize Best Management Practices for compliance with all State and Local Codes for storm water quality during construction. A Storm Water Pollution Prevention Plan will be implemented to minimize or prevent sediment or erosion to neighboring sites. Any construction noise will be within the City's noise regulations.

✓ **DETAIL ALL SECURITY MEASURES**

There will be public lighting of the roadways and open spaces to provide security and the area will have services provided by the City of Fresno Police and Fire Department along with Public Works for any infrastructure concerns.

Existing General Plan Land Use Map

LEGEND

RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

DOWNTOWN

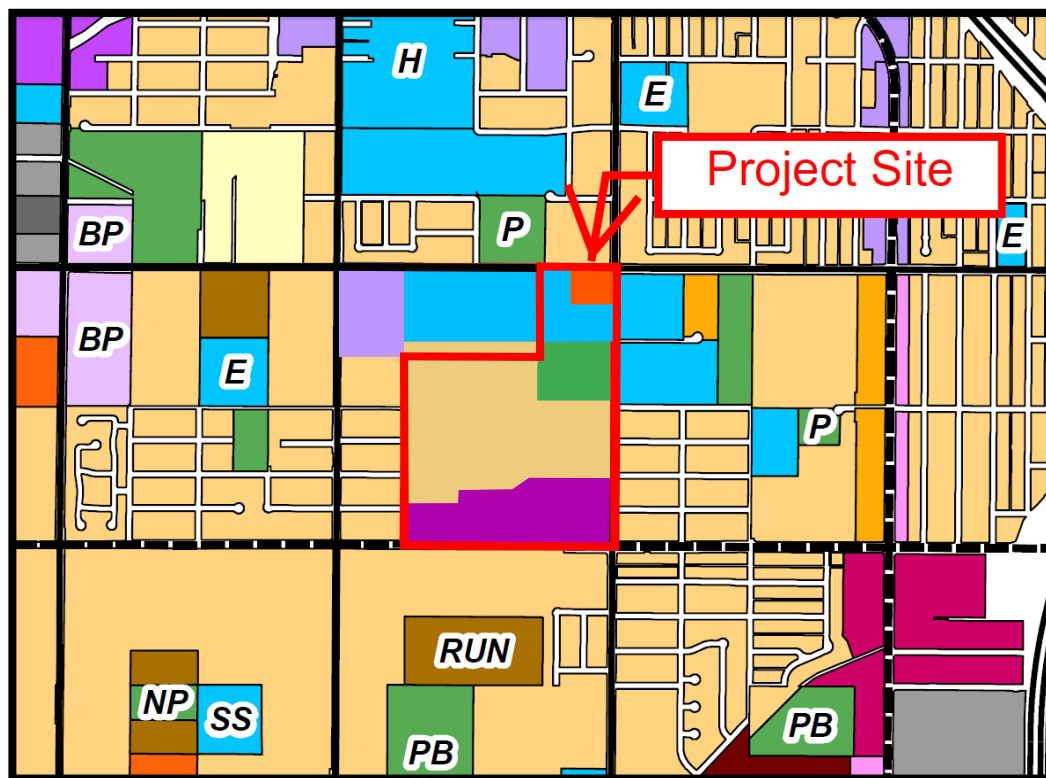
- Downtown Core
- Downtown General
- Downtown Neighborhood

OPEN SPACE

- Clear Zone
- Commercial-Recreational
- Community Park
- Flood Control Project
- Golf Course
- Lake, Pond
- Multi-Use
- Neighborhood Park
- Outdoor Environmental Education Area
- Open Space
- Park
- Ponding Basin
- Ponding Basin (Park use)
- Regional Park

PUBLIC FACILITIES

- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Middle School
- Elementary, Middle & High School
- Middle School
- High School
- College
- School with Park
- Airport
- Cemetery
- Church
- Community Activity Center
- Convalescent Hospital
- Fairgrounds
- Fire Station
- Government Offices
- Hospital
- Medical Center
- Neighborhood Center
- PG & E Substation
- Police Dressing Station
- Water Recharge Basin
- Waste Water Treatment Facility



Existing Land Uses on project site:

- CP Community Park (9.51 acres)
- C – College (6.48 acres)
- Medium Density Residential (50.18 acres)
- Regional Commercial (21.08 acres)
- Community Commercial (2.43 acres)

Figure I-1
 Existing General Plan Map

Proposed General Plan Land Use Map

LEGEND

RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

DOWNTOWN

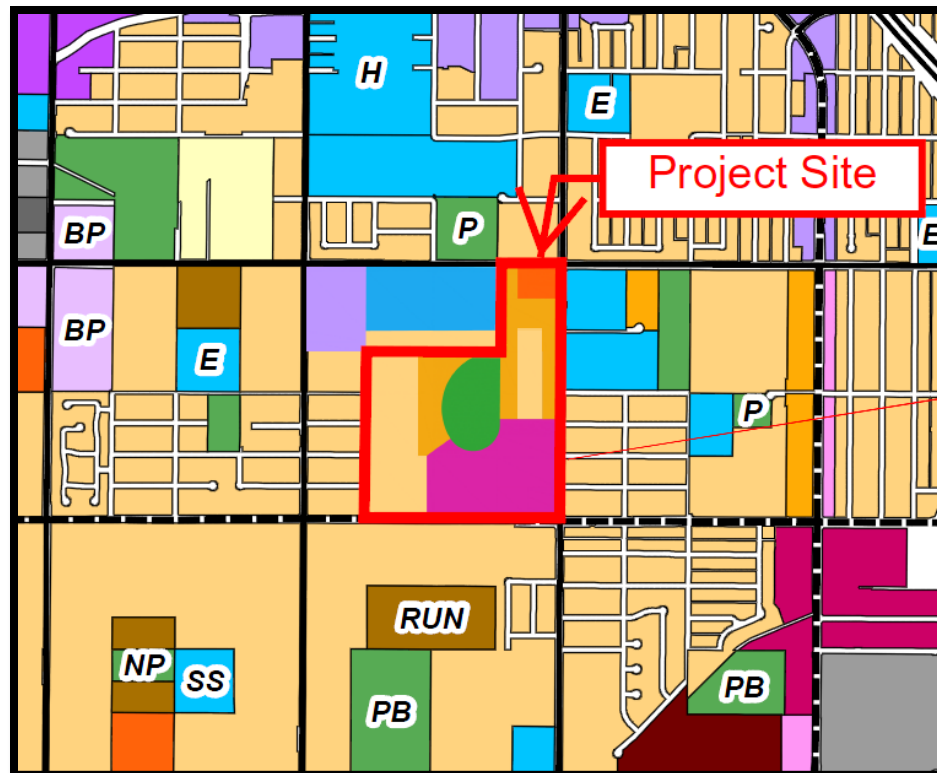
- Downtown Core
- Downtown General
- Downtown Neighborhood

OPEN SPACE

- Clear Zone
- Commercial-Recreational
- Community Park
- Flood Control Project
- Golf Course
- Lake, Pond
- Multi-Use
- Neighborhood Park
- Outdoor Environmental Education Area
- Open Space
- Park
- Ponding Basin
- Ponding Basin (Park use)
- Regional Park

PUBLIC FACILITIES

- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Middle School
- Elementary, Middle & High School
- Middle School
- High School
- College
- School with Park
- Airport
- Cemetery
- Church
- Community Activity Center
- Convalescent Hospital
- Fairgrounds
- Fire Station
- Government Offices
- Hospital
- Medical Center
- Neighborhood Center
- PG & E Substation
- Police Dressing Station
- Water Recharge Basin
- Waste Water Treatment Facility

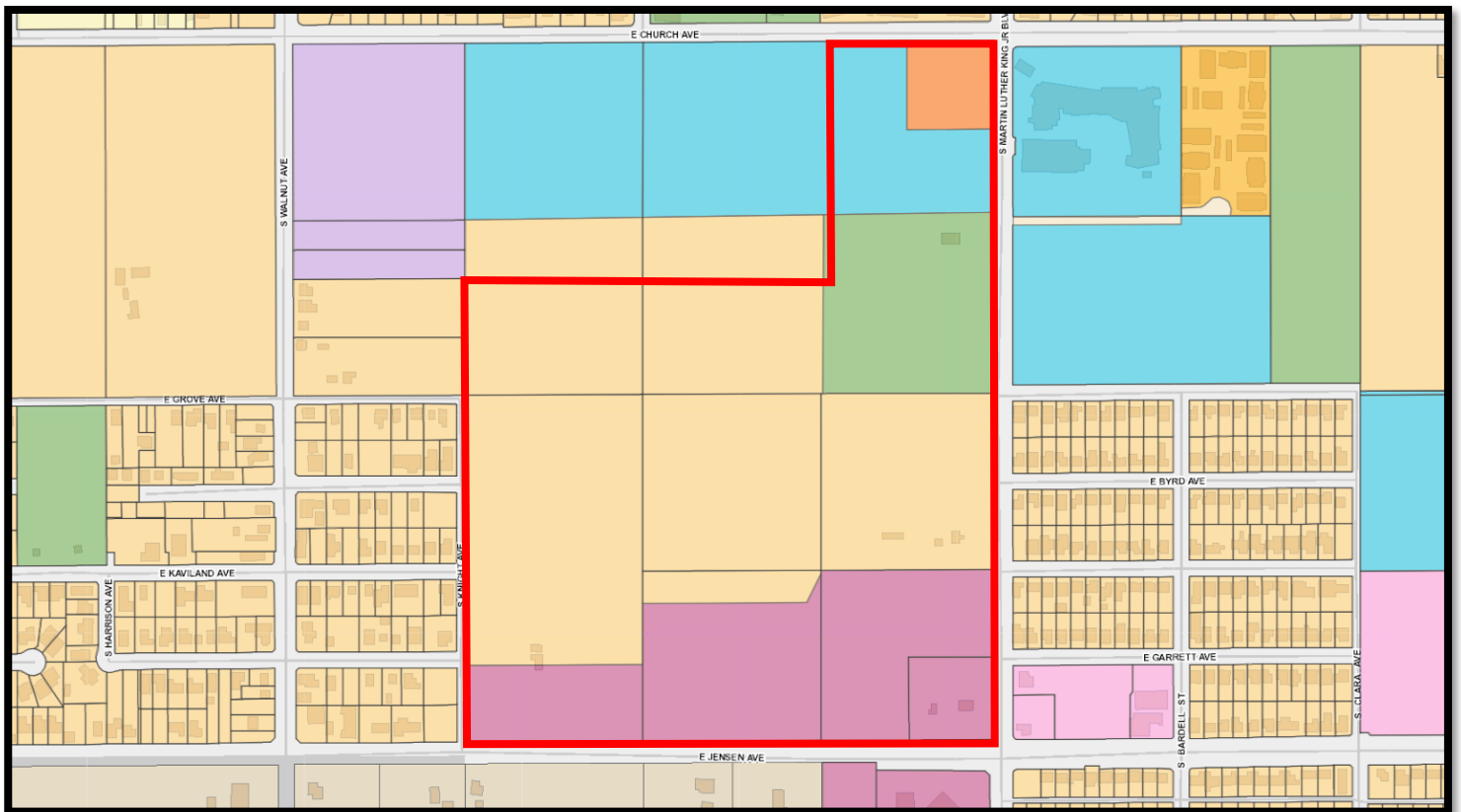


Proposed Land Uses on project site:

- Community Park (11.74 acres)**
- Medium High Density Residential (21.32 acres)**
- Medium Density Residential (26.58 acres)**
- Regional Commercial (26.96 acres)**
- Community Commercial (3.08 acres)**

Figure I-2
Proposed General Plan Map

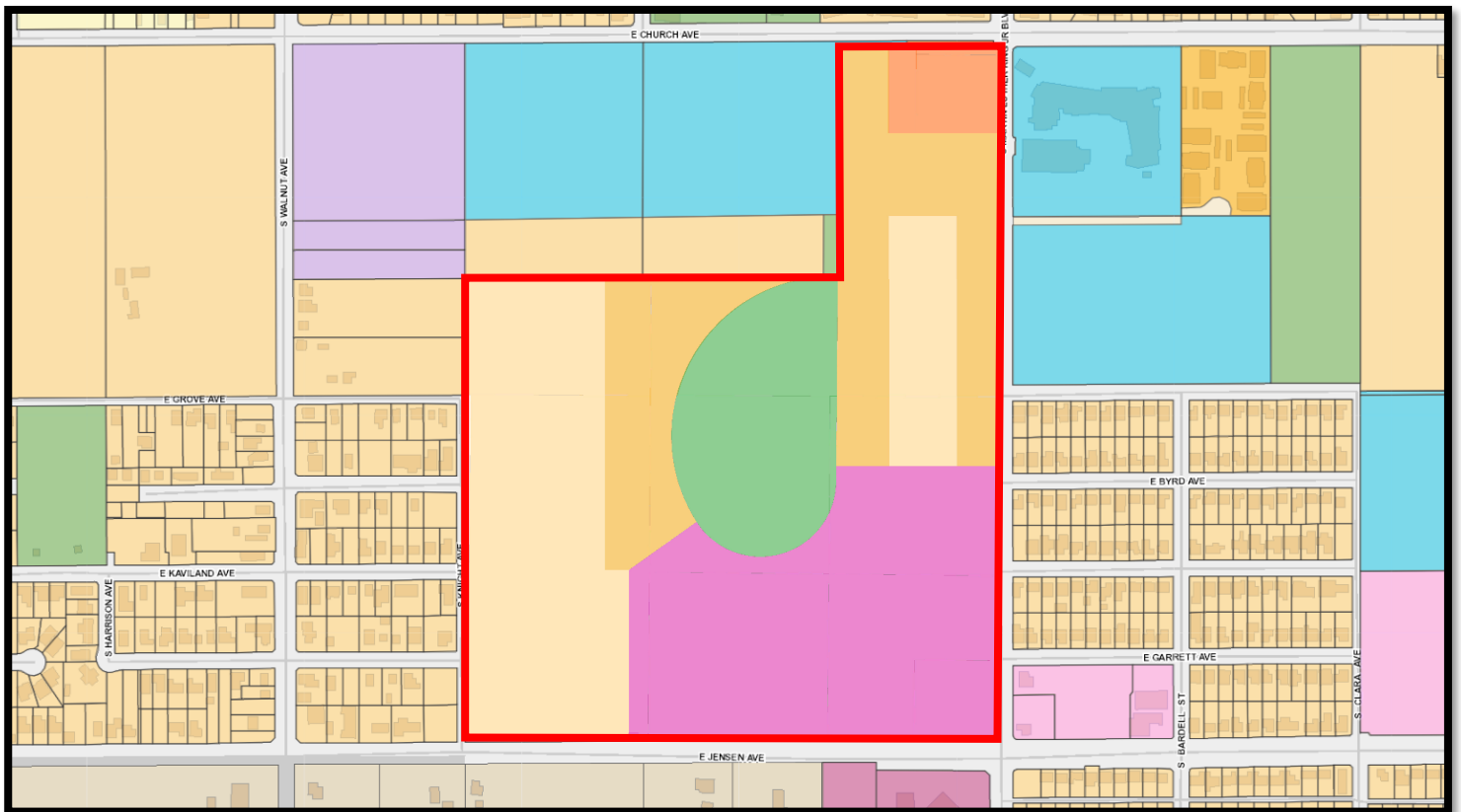
Current City of Fresno Zoning Map



- CC- Community Commercial
- CR - Regional Commercial
- PI - Public & Institutional
- PR - Park and Recreation
- RS-5 - Residential Single Family

**Figure I-3
Existing Zoning Map (City)**

Proposed City of Fresno Zoning Map



-  CC- Community Commercial
-  CR - Regional Commercial
-  RM-1 - Residential Multi Family
-  PR - Park and Recreation
-  RS-5 - Residential Single Family

Figure I-4
Proposed Zoning Map (City)

An aerial photograph of a residential neighborhood. A red rectangular box highlights a specific property located south of E Church Ave and west of S Martin Luther King Jr Blvd. A red arrow points from a white box with the text 'Subject Property' to the highlighted area. The map is overlaid with a grid of street names. East-west streets from top to bottom include E Geary St, E Florence Ave, E Belgravia Ave, E Tower Ave, E Church Ave, E Grove Ave, and E Byrd Ave. North-south streets from left to right include S Plumas St, S Walnut Ave, S Fairview Ave, S Knight Ave, S Banner Ave, S Attucks Ave, S Martin Luther King Jr Blvd, S Clarks Ave, S Seunice Ave, S Vay Ave, and S Geneva Ave. Other streets shown include S Private Dr, S Settlement St, S Wellers St, S Tower Ave, S Church Ave, S Grove Ave, and S Byrd Ave. The area contains various residential buildings, green spaces, and a large pond in the lower right.

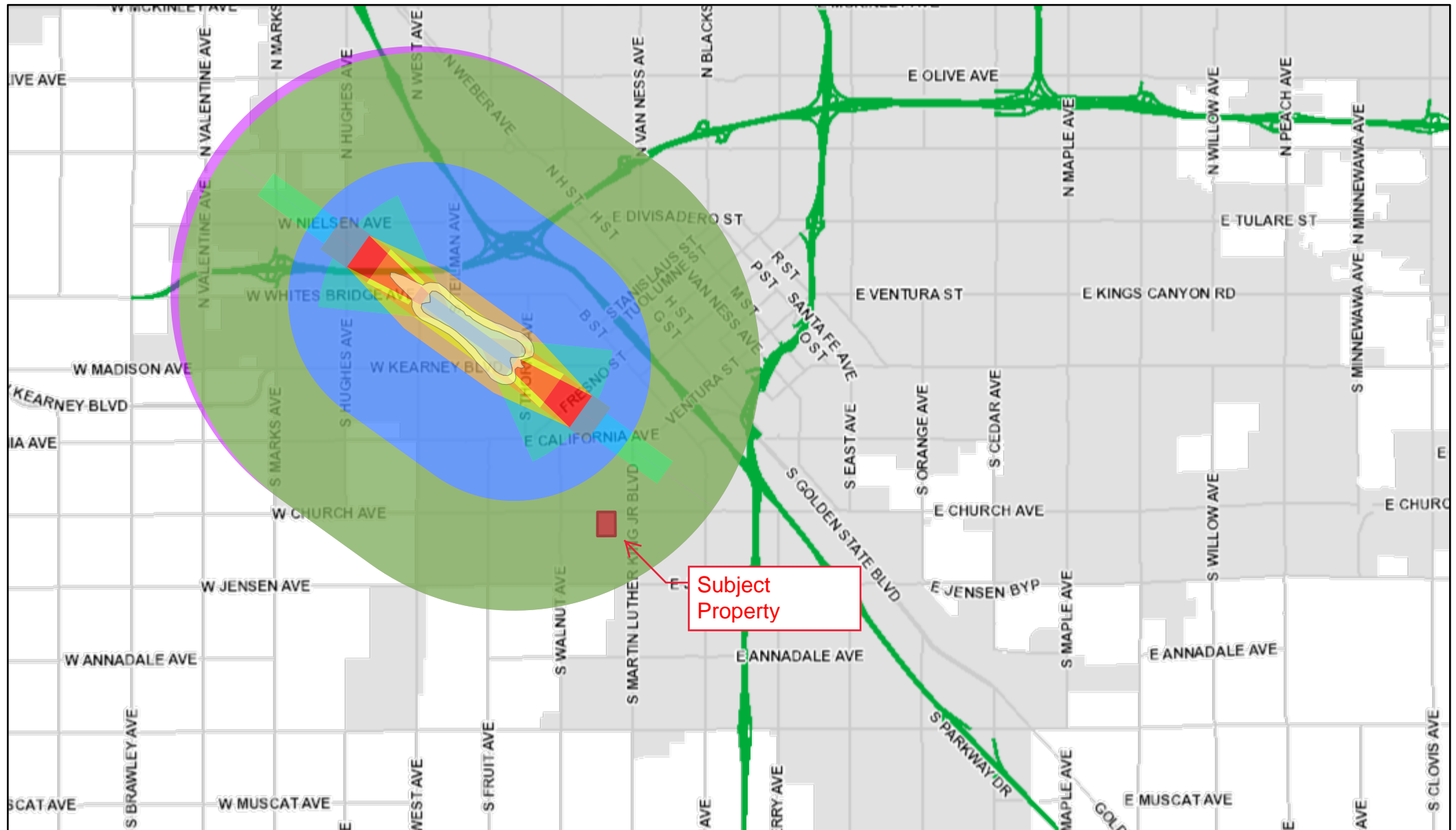
Street Labels

Subject
Property

1:9,028

Web AppBuilder for ArcGIS
Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530 | Copyright nearmap 2015 |

PLAN AMENDMENT AND REZONE APPLICATION NO. P18-03290



10/21/2019 2:48:02 PM

Subject
Property

- 65 CNEL
- FCH Primary Surface
- 60 CNEL
- FCH Approach Surface
- FCH Transitional Surface
- FCH Horizontal Surface
- FCH Conical Surface
- FCH Zone 1 - Runway Protection Zone
- FCH Zone 2 - Inner Approach Departure Zone
- FCH Zone 3 - Inner Turning Zone

1:72,224

