



Mission Estates

First reading of Ordinance No. 612: Zoning Designation from R-1-7 to RM-3 and Resolution 23-34 Approving General Plan Amendment; Planned Unit Development No. 23-01; and Adopting an Initial Study/Mitigated Negative Declaration (IS/MND); Zone Change No.23-01

Background



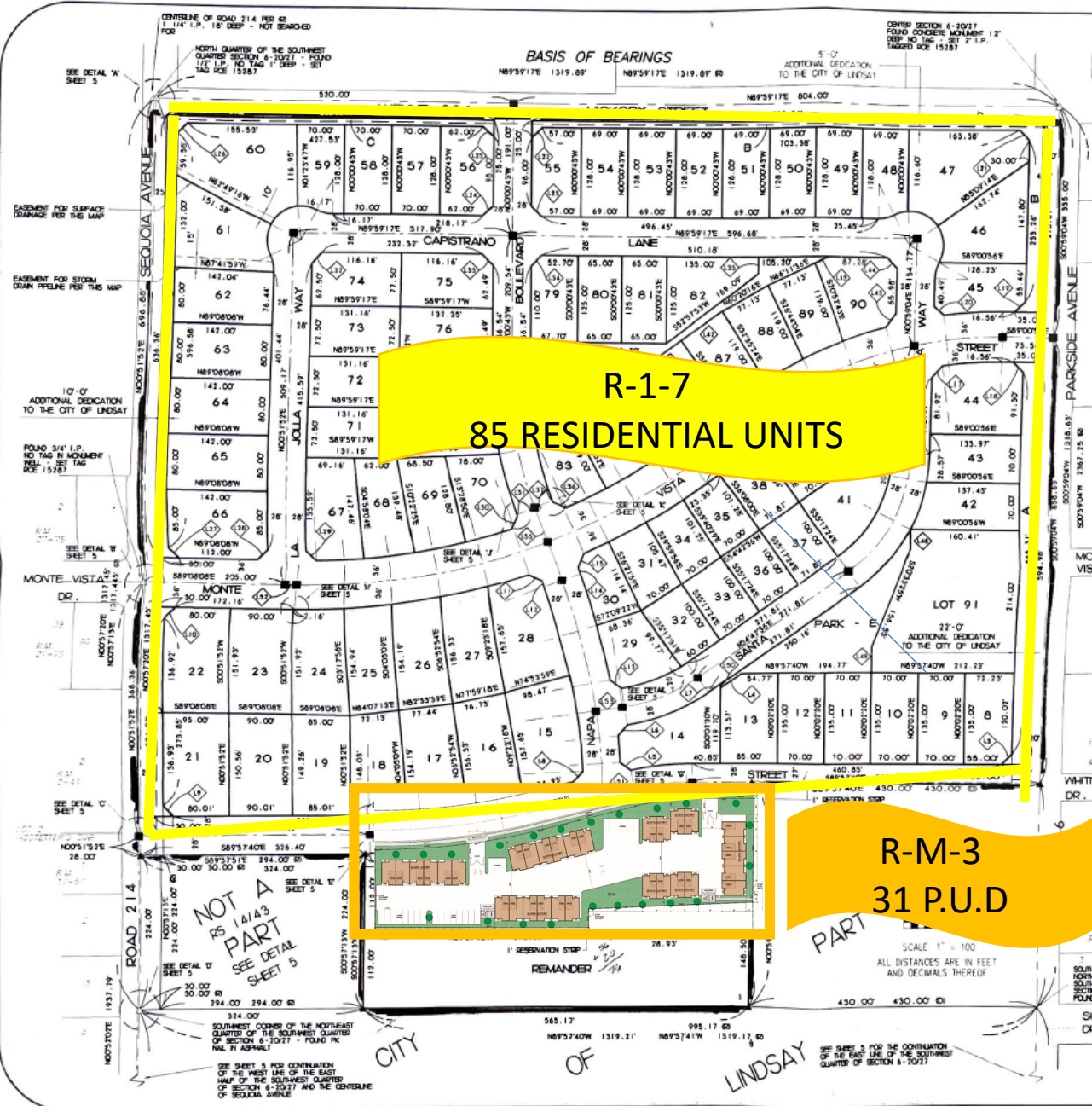
Requested by Francisco Acevedo to change land use designation from low density residential to medium density residential

2.5-acre portion of a site bound to the north by W Hickory St., east by Parkside Ave., south by Ono City Parkway, and west by Sequoia Ave.

APNs: 201-230-003 to -009



Development would allow for 31 multi-family housing units



"MISSION ESTATES"

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA.

JULY 2006

OWNERS: **LINDSAY MISSION ESTATES, LLC** FRANCISCO ACEVEDO
 A UTAH LIMITED LIABILITY COMPANY
 KERRY NELSON, TRUSTEES MANAGER
 5132 NORTH 300 WEST
 PROVO, UTAH 84606
 10923 AVE. 256
 EXETER, CA 93721

ENGINEER: **ROBERTS ENGINEERING**
 P. O. Box 908
 Porterville, Ca 93258
 Phone: (559) 784-8328
 Fax: (559) 784-8339

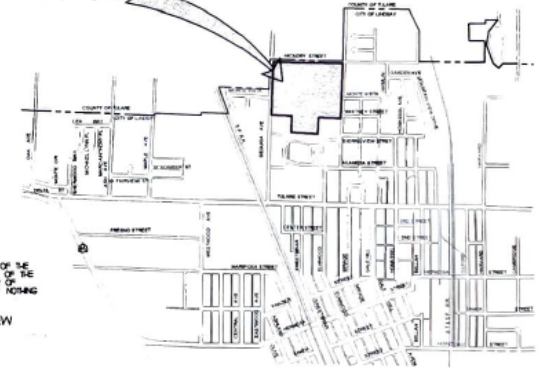
LEGEND

- △ MONUMENT FOUND AS DESCRIBED
- ▲ SET 2" I.P. TAGGED RCE 15287
- SET CITY STANDARD STREET MONUMENT TAGGED RCE 15287
- SET 3/4" I.P. TAGGED RCE 15287
- Ⓜ RECORD PER DEED DATED 20, 1978
- Ⓝ RECORD PER RECORD OF SURVEY
- RECORDED JANUARY 29, 1979 IN BOOK 3616, PAGE 657, FILE NO. 5696, O.R.
- RECORDED IN BOOK 14 OF LICENSED SURVEYS, AT PAGE 43, T.C.R.
- SUBDIVISION BOUNDARY

BASIS OF BEARINGS :

THE CENTERLINE OF AVENUE 236 - HICKORY STREET PER RECORD OF SURVEY - WHICH BEARS: N 89° 59' 17" E.

VICINITY MAP PROJECT SITE



R-M-3
31 P.U.D
PART

SCALE 1" = 100'
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

NOT A PART
AS 1/4/43
SEE DETAIL SHEET 5

Y-22-03



MARIO A. VALMONTE & ASSOCIATES

5075 N. AURORA AVE.
FRESNO, CA 93722
PHONE: (509) 381-4415

SITE PLAN LEGEND:

	CONCRETE
	GRASS
	1-CAR GARAGE
	TREE

EXISTING ZONING	R-1
PROPOSED ZONING	RM-2
TOTAL UNITS	31
TOTAL GARAGES	31
TOTAL OPEN PARKING	26
TOTAL PARKING PROVIDED	56 (47 80%)
TOTAL SQ. FT.	77,842 S.F. (1.78 ACRES)



1 PLAN UNIT DEVELOPMENT

Project Name: Site Plan
Project Number: Site Development

Francisco Arcevalo
15023 Avenida 256
Emery, CA 93221

Author: [Blank]
Date: [Blank]
Client: MKV
Date: 1-18-2021
Notes: AS NOTED
Scale: [Blank]

T1

Initial Study/Mitigated Negative Declaration

- ❖ Initial study is in conformance with California Environmental Quality Act (CEQA) Guidelines
- ❖ Mitigated Negative Declaration has been prepared for this project
- ❖ Study found that there will not be a significant effect on the environment, with mitigation measures to be implemented

Findings

- ❖ Project complies with the Municipal Code and Subdivision Map Act with the incorporation of the recommended Conditions of Approval
- ❖ Amendment is consistent with General Plan
 - ❖ Aligns with the purpose and intended use of zoning district classification
- ❖ Proposed location of PUD aligns with the objectives of the zoning code

Recommended Conditions of Approval

- ❖ Site shall be developed consistent with the exhibits provided and applicable development standards found in Zoning Ordinance
- ❖ All mitigation measures in the IS/MND are recommended for approval
- ❖ Project shall be developed and maintained in substantial compliance with the conditions of TSM—except as modified by the conditions set forth
- ❖ All property development standards shall be sustained
- ❖ The developer shall remove the parks from the subdivision by application for lot line adjustment(s) and/or parcel map(s) in accordance with the Subdivision Map Act and City Municipal Code.