

Agenda Item: 2 B

Date: 5/1/14

FRESNO CITY COUNCIL



Supplemental Information Packet

Agenda Related Items – 2 B

Supplemental Packet Date: May 1, 2014

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Item(s)

Actions pertaining to the sale of a portion of the Selland Arena parking lot to Gary Lanfranco, owner of the Cosmopolitan Tavern, to operate a restaurant – City Manager's Office

1. Adopt a finding of categorical exemption pursuant to Article 19, Section 15332(Class 32/In-fill Development) and Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act (CEQA) Guidelines to authorize a sale of a portion of the Selland Arena parking lot to operate a restaurant
2. Approve the material terms of the Purchase and Sale Agreement and Escrow Instructions between the City and Lanfranco, subject to approval as to form by the City Attorney

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. EA-14-003

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: City of Fresno
Public Works Department
2600 Fresno Street
Fresno, California 93721

PROJECT LOCATION: At the west corner of Ventura and "O" Streets
(468-400-01T (portion))

PROJECT DESCRIPTION: Conveyance of 36,476 square feet of property from the City of Fresno to a private individual. The conveyance of the property may facilitate the development of a restaurant, the details of which are currently unknown. The subject site is currently used for on-site parking associated with the operations of Selland Arena, Saroyan Theatre and Fresno Convention Center. Properties to the north are developed with parking areas and office space. Property to the east is developed with office space (PG & E Building), while property to the south is the 5th District Court of Appeals building. The buildings to the west are Selland Arena and Saroyan Theatre.

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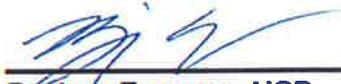
This project is exempt under Section 15332 (Class 32/Infill Development) and Section 15312 (Class 12/Surplus Government Property Sales) of the California Environmental Quality Act(CEQA) Guidelines.

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 given that the site is planned and zoned for civic and convention center type uses and a restaurant is an allowed use in the Civic Center zone district, b) the proposed development occurs within city limits on a project site of approximately 0.84 acres, which is less than the five acre maximum, and is substantially surrounded by urban uses, c) the project site has no value as habitat for endangered, rare or threatened species, which would be negatively impacted given that the site is surrounded by urban uses and given that the site is located on a developed parking lot, d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, given that the conditions of approval will implement conditions of approval to reduce potential impacts to a less than significant level and e) the site can be adequately served by all required utilities and public services given that there are sewer and water mains in the streets adjacent to the subject site and there are fire, police and other public services available in the area to serve future development of the subject site.

Section 15312/Class 12 exempts from the provisions of CEQA the sales of surplus government property except for parcels of land located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4). The subject property is not located in an area defined in Section 15206(b)(4) and involves the sale of surplus government land and thus meets the provisions of this CEQA exemption.

Date: January 27, 2014

Prepared and
Submitted by:



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