

CITY OF FRESNO
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT the Fresno City Planning Commission and the Fresno City Council, in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code, will conduct public hearings to consider Plan Amendment and Rezone Application No. P18-03514 and Text Amendment Application No. P18-03517 and the related environmental finding. These applications have been filed by the City of Fresno Development and Resource Management Director and pertain to approximately 210 acres of property (see Map and Table). At these hearings, the following will be considered:

Environmental Assessment No. P18-03514 recommends approval of an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, and to Program Environmental Impact Report SCH No. 2012041009 certified by the Fresno City Council on October 20, 2016 for the Downtown Plans and Code pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164.

Plan Amendment and Rezone Application No. P18-03514 pertains to approximately 210 acres of property and proposes to amend the Fresno General Plan Land Use Map (Figure LU-1), the Bullard, Fresno High, McLane, Hoover, Woodward and Downtown Neighborhoods Community Plans, the Tower District Specific Plan, the Fresno Chandler Executive Airport Land Use Compatibility Plan, the Fresno-Chandler Downtown Airport Master and Environs Specific Plan and the Fresno Yosemite Airport Land Use Compatibility Plan. The purpose of the amendments is to make minor technical corrections and to implement City Council direction from February 2016 allowing property owners to request a reversion to a zone district and planned land use equivalent to that existing under the prior General Plan when the change is consistent with General Plan policy and would not cause significant environmental impacts.

Text Amendment Application No. P18-03517 makes minor changes to the Development Code in order to improve functionality, clarity, internal consistency, and consistency with State law. Proposed amendments affect the following sections:

15-107, Overlay Districts; 15-310, Determining Residential Density; 15-902, Use Regulations for Residential Single-Family Districts; 15-903, Lot and Density Standards for Single Family Districts; 15-904, Driveway Paving; 15-906, Duplex and Multi-Unit Residential Standards; 15-1002, Use Regulations for Residential Multi-Family Districts; 15-1004, On-Site Open Space for Multi-Family Districts; 15-1102, Use Regulations for Mixed Use Districts; 15-1104, On-Site Open Space for Mixed-Use Districts; 15-1202, Use Regulations for Commercial Districts; 15-1302, Use Regulations for Employment Districts; 15-1502, Use Regulations for Downtown Districts; 15-2004, Accessory Buildings; 15-2006, Fences, Walls, and Hedges; 15-2008, Screening Between Land Uses; 15-2009, Security Fencing; 15-2010, Electric Fences; 15-2015, Outdoor Lighting; 15-2016, Trash and Refuse Collection Areas; 15-2210, Affordable Housing Definitions; 15-2303 and 2305, Landscaping; 15-2402, Parking Applicability; 15-2409, Parking for Affordable Housing; 15-2412, Parking Exceptions; 15-2418, Parking Design; 15-2419, Parking Lot Surfaces; 15-2420, Parking Lighting; 15-2421, Parking Lot Landscaping; 15-2422, Parking Lot Trees; 15-2424, Carport Solar Panels; 15-2429, Bicycle Parking; 15-2430, On-Site Loading; 15-2609, Signs; 15-2612, Master Sign Programs; 15-2614, Electronic Fuel Price Signs; 15-2702, Specific Uses and Activities; 15-2717, Commercial Modular Buildings; 15-2722, Corner Commercial; 15-2737, Large-Format Retail; 15-2741, Mobile Vendors; 15-2754, Accessory Dwellings; 15-3105, 3303

3304, 3305, 3307, 3701, Subdivisions; 15-3902, 3903, 3904, 3909, Condominiums; 15-4105, 4108, Subdivisions; 15-5102, Zone Clearance Applicability; and 15-6703, 6704, 6705, Definitions.

FRESNO CITY PLANNING COMMISSION

Date: Wednesday, December 5, 2018
Time: 6:00 p.m., or thereafter
Place: City Hall Council Chamber,
Second Floor, 2600 Fresno Street, Fresno,
CA 93721

FRESNO CITY COUNCIL

Date: Thursday, December 6, 2018
Time: 10:20 a.m., or thereafter
Place: City Hall Council Chamber,
Second Floor, 2600 Fresno Street,
Fresno, CA 93721

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the project proposal. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council consistent with their respective rules of procedure. Please note, written correspondence to the Planning Commission may be presented at the Planning Commission hearing. However, Rule No. 11 of the Council Rules of Procedure states that written correspondence to the Council must be submitted to the City Clerk at least 24 hours prior to the Council Agenda item being heard. The Planning Commission's recommendations pertaining to the Environmental Assessment, Plan Amendment, Rezone, and Text Amendment applications will be considered by the City Council.

Note: This public hearing notice is being posted pursuant to the requirements of the Fresno Municipal Code Section 15-5007-D.

For additional information on the proposed project, including copies of the proposed environmental finding, contact the City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3076, Fresno, California, 93721, or contact Drew Wilson at drew.wilson@fresno.gov. ***Para información en español, comuníquense con Sophia Pagoulatos (al correo electrónico Sophia.pagoulatos@fresno.gov).***

[Insert Map]

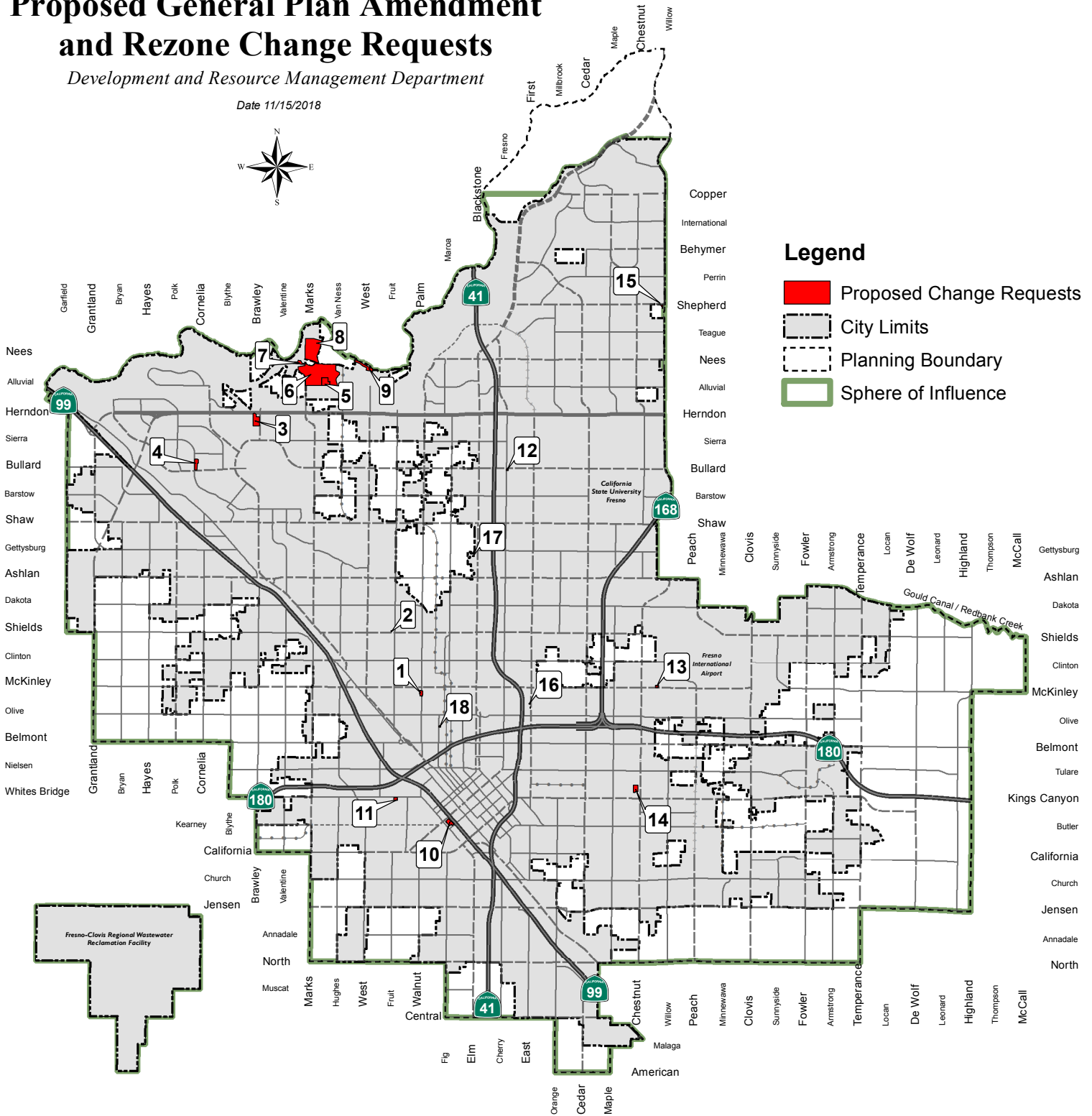
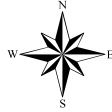
[Insert Table]

City of Fresno

Proposed General Plan Amendment and Rezone Change Requests

Development and Resource Management Department

Date 11/15/2018



Legend

- Proposed Change Requests
- City Limits
- Planning Boundary
- Sphere of Influence



CITY OF FRESNO PROPOSED GENERAL PLAN LAND USE AMENDMENTS AND REZONING - November 15, 2018

#	Description	Council District	APN	Zoning		General Plan Land Use		
				Present	Request	Present	Request	Acres
1	Palm Ave. near McKinley Ave.	1	45006423, 28, 32-34, 45103113	RS-5	CMS	Residential - Medium Density	Commercial - Main Street	1.56
			45010404, 05, 45110107	RS-5	CMS	Residential - Medium Density	Commercial - Main Street	0.40
			45103107, 14-16, 45110105-06	RS-5	CMS	Residential - Medium Density	Commercial - Main Street	0.43
2	Shields Ave. at Fruit Ave.	1	43527413	RM-1	CMS	Residential - Medium High Density	Commercial - Main Street	0.16
3	Brawley Ave. & Herndon Ave.	2	50703048ST	RS-5	O	Residential - Medium Density	Employment - Office	4.48
4	Dante St. at Bullard Ave.	2	50613036S, 37S	RM-1	RM-2	Residential - Medium High Density	Residential - Urban Neighborhood	6.70
5	Sierra Sport and Racquet Club	2	50043021 (Split)	PR	RS-3	Open Space - Commercial Recreational	Residential - Low Density	9.66
			50043024T	CRC	PI	Commercial Recreation	Public Facility	0.05
6	Sierra Sport and Racquet Club Neighborhood	2	50037020, 21, 26, 28, 35, 42, 43, 45-50, 53, 50038022, 23, 26-35, 37, 38, 40-44, 46, 47, 49-56, 60, 61, 50039006, 07, 09, 10-12, 14, 15, 34, 35, 42, 43, 50040017, 24-27, 32, 33, 35, 37-40, 44-48, 50-52, 57 (Split) 50041013-16, 20-22, 24-34, 36-38, 50-65, 71, 72, 50042001-6, 8, 9, 12-18, 29, 31, 50043003, 13S-21S, 500030X1, 50033001S, 2S, 4S-11S, 13S-26S, 28S, 29S, 31S-34S, 50034002S, 3S, 6S-8S, 10S, 11S, 14S-22S, 24S-33S, 35S-42S, 50035001S-45S, 50036001S-36S, 50037004S, 5S, 8S, 11S, 38S, 40S, 41S, 56S, 58S 50038001S-6S, 9S, 12S, 15S, 18S, 21S, and 50041003S, 6S, 9S, 12S	RS-4	RS-3	Residential - Medium Low Density	Residential - Low Density	100.52
7	San Joaquin Country Club Neighborhood	2	50003004S-6S, 8S	RS-4	RS-1	Residential - Medium Low Density	Residential - Low Density	4.77
8	Scout Island	2	50002011S-21S	PR	RE	Open Space - Multi-Use	Residential - Low Density	63.81
9	Van Ness Ave. at San Joaquin River	2	40503014S (Split)	PR	RS-1	Open Space - Multi-Use	Residential - Low Density	1.08
10	C St. at Tulare Ave.	3	46710502, 46710601-06, 46715207-08, 46715217, 46715301-04	RS-5	NMX	Residential - Medium Density	Mixed Use - Neighborhood	4.40
11	Whitesbridge Ave. at Fruit Ave.	3	46411103, 04, 11-14	RS-5	CG	Residential - Medium Density	Commercial - General	2.18
12	Bullard Ave. at Fresno St.	4	41802101	RS-5	CC	Residential - Medium Density	Commercial - Community	0.62
13	McKinley Ave. at Winery Ave.	4	49429109T	PI	CC	Public Facilities	Commercial - Community	1.49
14	Huntington Blvd. at Chestnut Ave.	5	46123302-05, 07, 46123401-02, 12, 14-17, 46130301	RS-5	RM-2	Residential - Medium Density	Residential - Urban Neighborhood	5.11
			46123306	RS-5	RM-2	Residential - Medium Density	Residential - Urban Neighborhood	0.42
			46123413	RS-5	RM-2	Residential - Medium Density	Residential - Urban Neighborhood	0.23
15	Willow Ave. at Shepherd Ave.	6	40305066	NA	PI	Employment - Business Park	Public Facilities	0.72
16	First St. near Floradora Ave.	7	45124226, 45124425, 27	RS-5	CG	Residential - Medium Density	Commercial - General	0.28
			45124227	RS-5	CG	Residential - Medium Density	Commercial - General	0.06

17	Indianapolis Ave. at Blackstone Ave.	7	42609224	RS-4	CMX	Residential - Medium Low Density	Mixed Use - Corridor/Center	0.41
18	Broadway St. and Elizabeth St.	3	45211434T	PI	RS-5	Public Facilities Police Dressing Station	Residential - Medium Density	0.55

Total: 210.09