

**CITY OF FRESNO  
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
NOTICE OF PUBLIC HEARING**

**Rezone Application No. R-14-006 and Environmental Assessment No. R-14-006**

NOTICE IS HEREBY GIVEN that the Council of the City of Fresno, in accordance with the procedures of Fresno Municipal Code (FMC) Chapter 12, Article 6, will conduct a public hearing to consider Rezone Application No. R-14-006 and Environmental Assessment Application No. R-14-006, pertaining to approximately 4.24 acres of developed property located at 6350, 6360, 6370, and 6380 North Figarden Drive on the east side of N. Figarden Drive on the southwest side of the Burlington Northern Santa Fe Railroad line (north of West Bullard Avenue). The application was filed by Dirk Poeschel of Dirk Poeschel Land Development Services on behalf of property owner Wells Fargo National Association and successor in interest (new owner) Property Multipliers LLC. At the public hearing, the following will be considered:

**1. Adoption of a finding of Mitigated Negative Declaration for Environmental Assessment (EA) No. R-14-006** recommends that a finding of Mitigated Negative Declaration be adopted for the above rezone application.

**2. Adoption of an Ordinance Bill for Rezone Application No. R-14-006** which proposes to amend conditions of zoning previously applied to Assessor's Parcels Nos. 506-320-59S and 506-320-60S. The amendment to conditions of zoning applicable to the subject property would permit some previously prohibited uses and would allow specific commercial uses on this property pursuant to FMC Section 12-226.1-B-10. The zoning classification of the property is, and would, remain M-1/BA-20/UGM/cz (*Light Manufacturing District, Boulevard Area, 20 Feet/Urban Growth Management Area/conditions of zoning*). The conditions of zoning proposed for modification were imposed in 2001 through prior Rezone No. R-01-037.

At its regularly scheduled meeting of July 2, 2014, the Fresno City Planning Commission voted to recommend to the City Council the approval of the proposed finding of Mitigated Negative Declaration for EA No. R-14-006 and the approval of Rezone Application No. R-14-006, but without listing liquor stores as a permitted commercial use. The City Council will consider these recommendations at the following hearing. Any action of the City Council is final.

<p><b>FRESNO CITY COUNCIL</b></p> <p>Date: Thursday, October 23, 2014</p> <p>Time: 10:30 a.m., or thereafter</p> <p>Place: Fresno City Hall Council Chamber, 2nd Floor 2600 Fresno Street, Fresno, CA 93721</p>
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For additional information, please contact Sandra Brock of the Development Services Division, Development and Resource Management Department, by telephone, 559-621-8041; via e-mail sent to Sandra.Brock@fresno.gov; by fax at 559-498-1026; or by mail directed to her at 2600 Fresno Street Room 3076, Fresno, California 93721-3604.

Any interested person may present written testimony and/or appear at the public hearing to speak in favor of, or against, the project proposal. If you challenge the above applications in court, you may be limited to raising only those issues that you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered prior to the scheduled hearing. **All documents submitted for City Council consideration for this scheduled matter shall be submitted to the City Clerk at least 24 hours prior to the scheduled hearing**, pursuant to the City Council's meeting rules and procedures, or the documents may be excluded from the administrative record of proceedings. Documents shall be delivered or mailed to the Fresno City Clerk's office, 2600 Fresno Street Room 2133, Fresno, California 93721-3603; or sent via fax to (559) 488-1005; or via email to Clerk@fresno.gov.

NOTE: Pursuant to requirements of Fresno Municipal Code Section 12-403-C (which requires a 300-foot noticing radius), this notice is being mailed to owners of properties located within 350 feet of the subject property to make an allowance for abutting major street right-of-way.

JENNIFER K. CLARK, AICP, Director  
Development & Resource Management Department

YVONNE SPENCE, CMC  
Fresno City Clerk

DATED: October 10, 2014

APNs: 506-320-59S and 506-320-60S

**PLEASE REFER TO THE VICINITY MAP ON THE REVERSE SIDE**



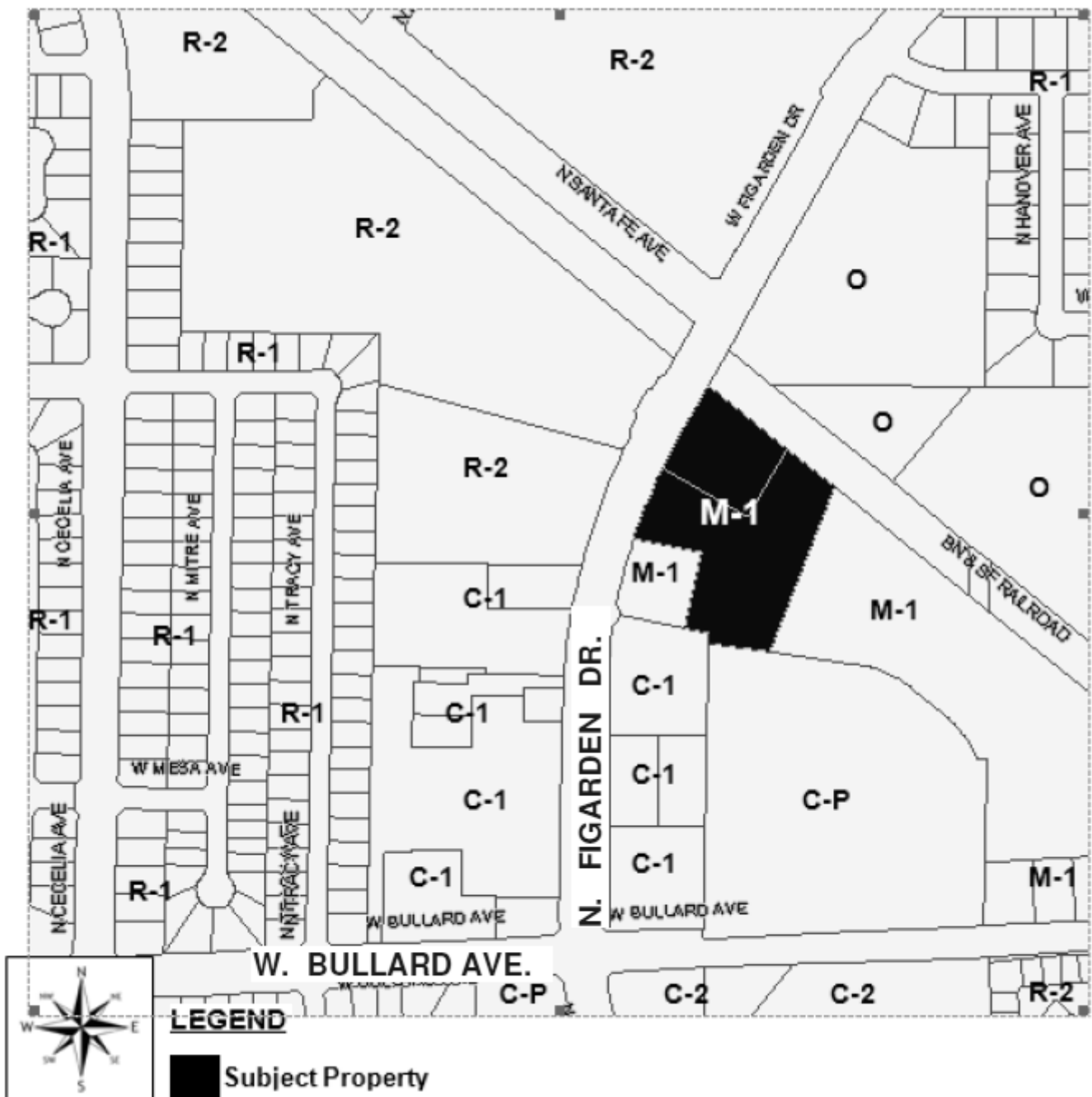
S. Brock

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
2600 FRESNO ST  
FRESNO CA 93721-3604

Plan Amendment No. Rezone No. R-14-006 and EA No. R-14-006  
6350, 6360, 6370, and 6380 North Figarden Drive

**THIS IS A LEGAL NOTICE**

## VICINITY MAP

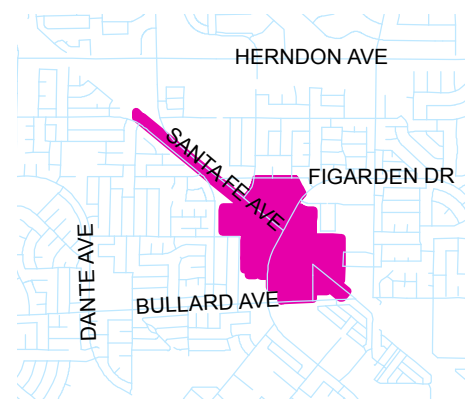


999740 R-14-06

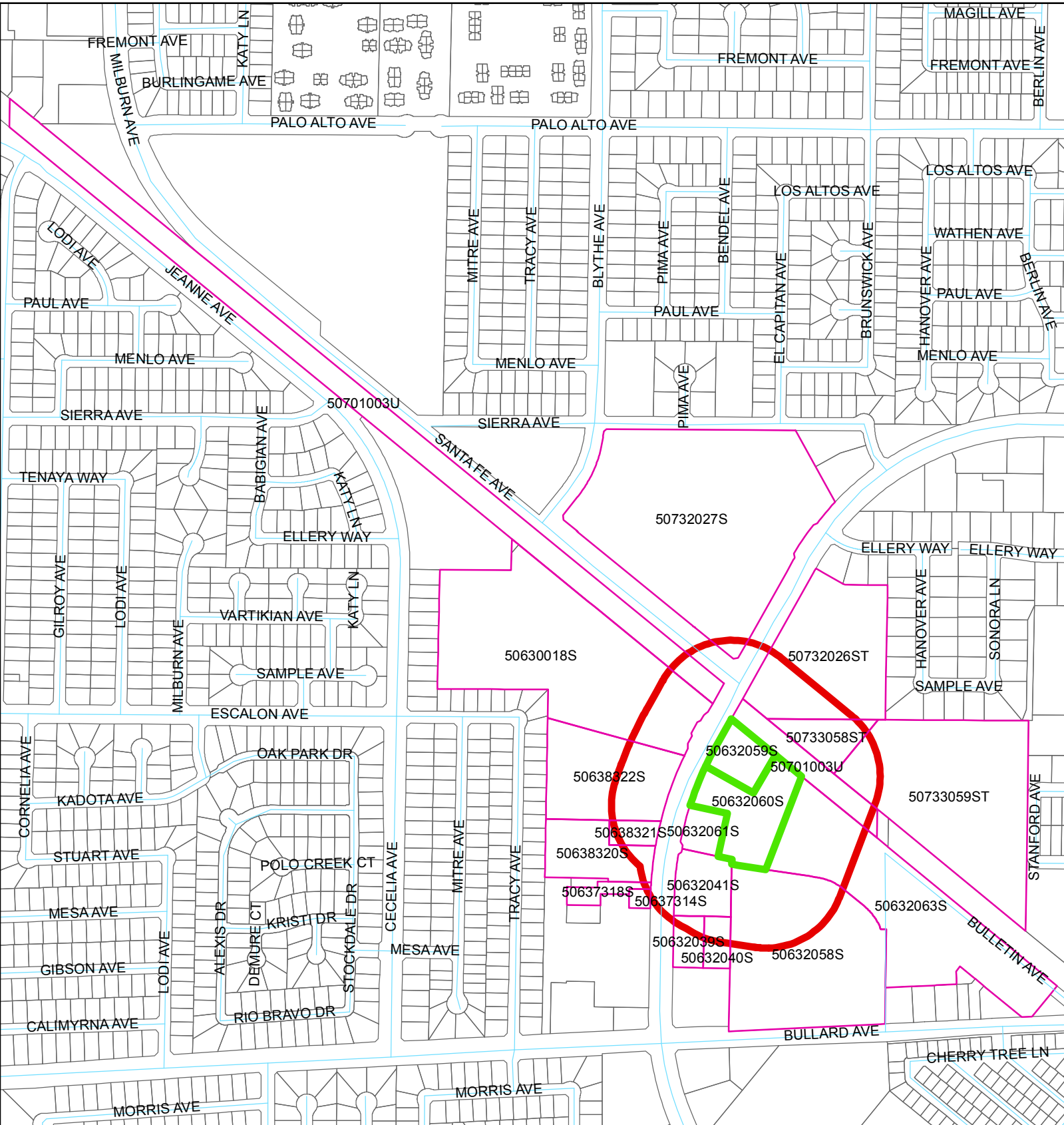
Buffered at:350 Feet, Legal Notices, Owners

50632059s

50632060s



Address List Map, c:\gisdm5\automap\adrlist.mxd, Thu Jun 26 18:20:32 2014



REQID	APN	OWNER	OWNER2	ADDR1	ADDR2
R-14-006	50733058ST, 59ST	FRESNO METROPOLITAN FLOOD	CONTROL DISTRICT	5469 E OLIVE AVE	FRESNO CA 93727-2541
R-14-006	50701003U	GOVERNMENT AFFAIRS OFFICE	BURLINGTON NORTHERN SANTA FE RR	1127 11TH ST STE 242	SACRAMENTO CA 95814
R-14-006	50701003U	SAFETY & HEALTH DIV	BURLINGTON NORTHERN SANTA FE RR	4006 E VINE AVE	FRESNO CA 93725-2027
R-14-006	50632063S	6354 FIGARDEN GENERAL PARTNERSHIP	c/o J FREEMAN	8050 N PALM AVE STE 300	FRESNO CA 93711
R-14-006	50632041S	BOWIE ENTERPRISES		4433 N BLACKSTONE AVE	FRESNO CA 93726
R-14-006	50638321S et al	FIG GARDEN NEW TOWN	c/o LANCE-KASHIAN CO	265 E RIVER PARK CIR STE 150	FRESNO CA 93720
R-14-006	50632040S	FIG LEAF PLAZA II LLC		6032 N FIGARDEN DR	FRESNO CA 93722
R-14-006	50632039S	FIG LEAF PLAZA II LLC	ATTN R DIEL	1220 E OLIVE AVE	FRESNO CA 93728
R-14-006	50638322S	FIG LOOP LLC		5286 E HOME AVE	FRESNO CA 93727
R-14-006	50630018S	FRESNO CANYON SPRINGS L P		3128 WILLOW AVE STE 101	CLOVIS CA 93612
R-14-006	50632061S	JOMISTRO PROPERTIES LLC		1600 CORN CAMP RD	BUTTONWILLOW CA 93206
R-14-006	50632058S	LIFEWAY BAPTIST CHURCH OF FRESNO		4250 W BULLARD AVE	FRESNO CA 93722
R-14-006	50732027S	VILLA LUCIA LIMITED PARTSHERSHIP	SHAW MARKETPLACE I LP	940 CALLE NEGOCIO STE 200	SAN CLEMENTE CA 92673
R-14-006	50632059S	MATTHEW NORMENT VP	WELLS FARGO BANK NATIONAL ASSOCIATION	4101 WISEMAN BLVD MAC T7419-018	SAN ANTONIO TX 78251
R-14-006	50632060S	WELLS FARGO BANK NATIONAL ASSOCIATION		21680 GATEWAY CTR DR STE 260	DIAMOND BAR CA 91765
R-14-006	50632060S	RAM SAROAY	PROPERTY MULTIPLIERS LLC	36077 BLAIR PL	FREMONT CA 94536
R-14-006	50632060S	BRANDON SCOTT	BLR ASSET MANAGEMENT	2423 W MARCH LN STE 202	STOCKTON CA 95207
R-14-006	50732026ST	CITY OF FRESNO PARCS DEPT		843 M ST FL 3	FRESNO CA 93721
R-14-006		DIRK POESCHEL	DIRK POESCHEL LAND DEVELPMT ASSOCIATES	923 VAN NESS AVE	FRESNO CA 93721
R-14-006		SANDRA BROCK	CITY OF FRESNO PLANNING	2600 FRESNO ST FL 3	FRESNO CA 93721-3604
R-14-006		LANCE KASHIAN & CO		8365 N FRESNO STE 150	FRESNO CA 93720
R-14-006		JAIMIE OHANESIAN	PRECISION CIVIL ENGINEERING	1234 O ST	FRESNO CA 93721
R-14-006		CASEY J SONDGERTH	ADAMS BROADWELL JOSEPH & CARDOZA	601 GATEWAY BLVD STE 1000	SO SAN FRANCISCO CA 94080
R-14-006		LINDA CALANDRA		3732 WEST TENAYA	FRESNO CA 93711
R-14-006		PRESIDENT	SIERRA SKY PARK PROPERTY OWNERS ASSOC	7081 N MARKS PMB 104-250	FRESNO CA 93711