

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
PLAN AMENDMENT/REZONE APPLICATION NO. P19-02030
DEVELOPMENT PERMIT APPLICATION NO. P19-02033

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Section 15-3308.B of the Fresno Development Code and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code, will conduct a public hearing to consider the following applications filed by Bryan Sassano on behalf of Spencer Enterprise, Inc., pertaining to a ±11.8 acre parcel of property **located near the southeast corner of West Bullard Avenue and N Figarden Drive.**

1. **Environmental Assessment No. P19-02033:** Mitigated Negative Declaration prepared for the project determined the project would result in a less than significant impact with mitigation.
2. **Plan Amendment Application No. P19-02030:** proposes to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the ±11.8 acre subject property from the Commercial - Community planned land use to the Residential – Urban Neighborhood (16-30 du/acre) planned land use.
3. **Rezone Application No. P19-02030:** proposes to amend the official Zoning Map of the City of Fresno to reclassify the ±11.8 acre subject property from the CC/UGM/cz (*Commercial – Community/Urban Growth Management/conditions of zoning*) zone district to the RM-2/UGM (*Residential – Urban Neighborhood/Urban Growth Management/conditions of zoning*) zone district.
4. **Development Permit Application No. P19-02033:** proposes the construction of 192 market rate multi-family dwelling units on the ±11.8 acre subject property at a density of ±16.27 du/acre.

FRESNO PLANNING COMMISSION

Date: Wednesday, November 20, 2019

Time: 6:00 p.m., or thereafter

Place: City Hall Council Chamber, 2nd 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 you challenge the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Development Services Division of the Development and Resource Management Department and/or Planning Commission at, or prior to, the public hearing.

All documents (including the application and environmental determination) related to this project are available for public review at the Development and Resource Management Department, 2600 Fresno Street, 3rd Floor, Fresno, California 93721 or by contacting the Department at the number listed below. Documents are available for viewing during normal business hours (Monday-Friday, 8 a.m.-5 p.m.).

NOTE: This public hearing notice is being mailed to surrounding property owners within 1,000 feet of the project site pursuant to the requirements of Fresno Municipal Code Section 15-5007.

For additional information regarding this project, contact Kelsey George, Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8060 or via e-mail at Kelsey.George@fresno.gov. *Si necesita información en Español, comuníquese con Gustavo Rangel al teléfono (559) 621-8075 o por correo electrónico a Gustavo.Rangel@fresno.gov. Yog xav paub ntxiv, thov hu rau Kao Vang ntawm (559) 621-8058 los yog xav ntawv rau tws email Kao.Vang@fresno.gov.*

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, Director

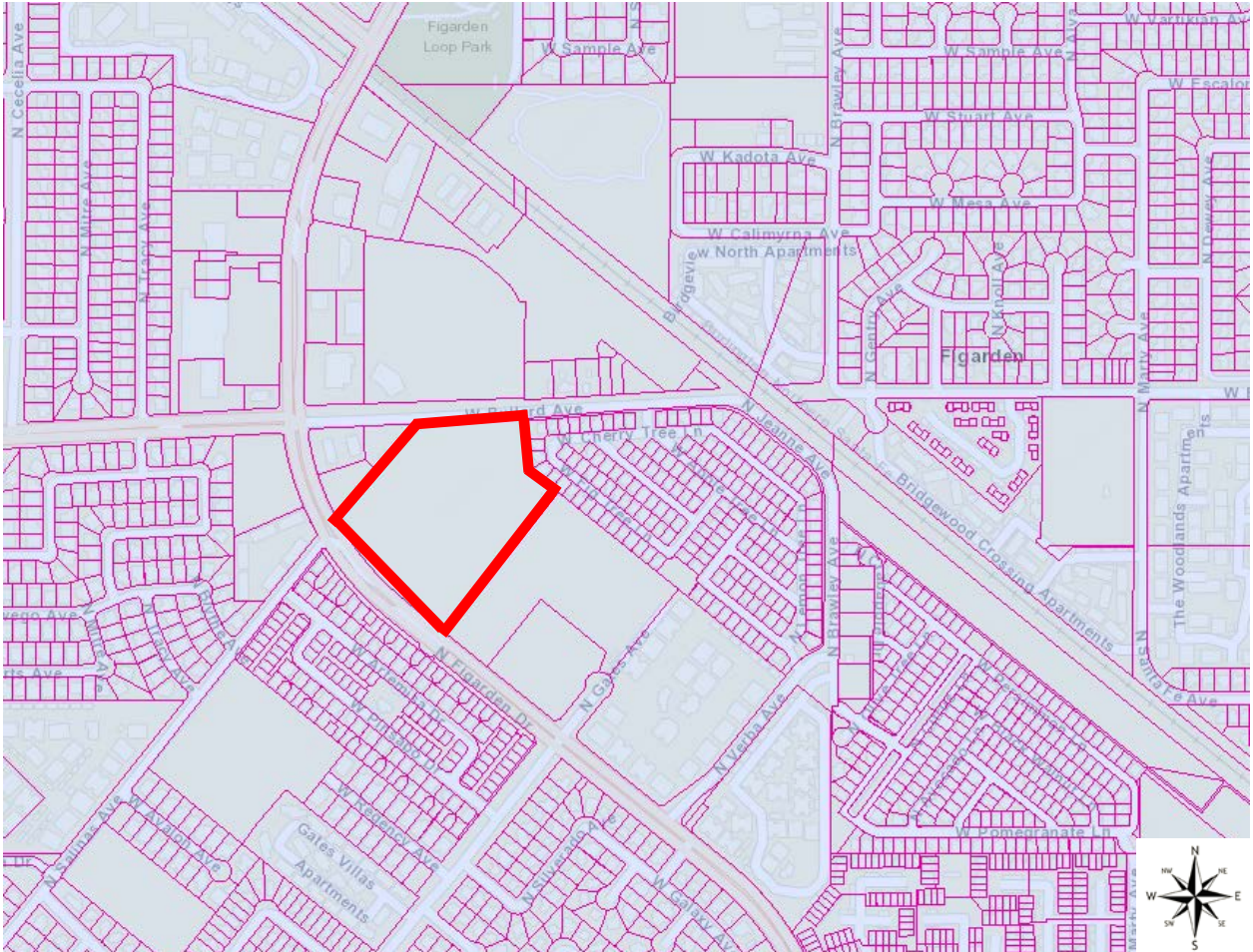
Dated: 11/8/2019

Assessor's Parcel No. 509-030-75S

SEE MAP ON REVERSE SIDE
Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277 · Fax (559) 498-1026

THIS IS A LEGAL NOTICE REGARDING
4259 W Bullard Ave
P19-02030 and P19-02033

VICINITY MAP



Subject Property 

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<p>FRESNO CITY COUNCIL</p> <p>Date: Thursday, December 12, 2019</p> <p>Time: 10:15 a.m., or thereafter</p> <p>Place: City Hall Council Chamber, 2nd Floor 2600 Fresno Street, Fresno, CA 93721</p>
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The Fresno City Planning Commission considered this application at its meeting on November 20, 2019 and voted unanimously to approve the application. Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the project proposal. However, all documents submitted to the City Council for its consideration prior to or at the hearing shall be submitted to the City Council at least 24 hours prior to the Council agenda item being heard, pursuant to the City Council rules and procedures, or they may be excluded from the administrative record of proceedings. If you challenge the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Development Services Division of the Development and Resource Management Department and/or Planning Commission/City Council at, or prior to, the public hearing.

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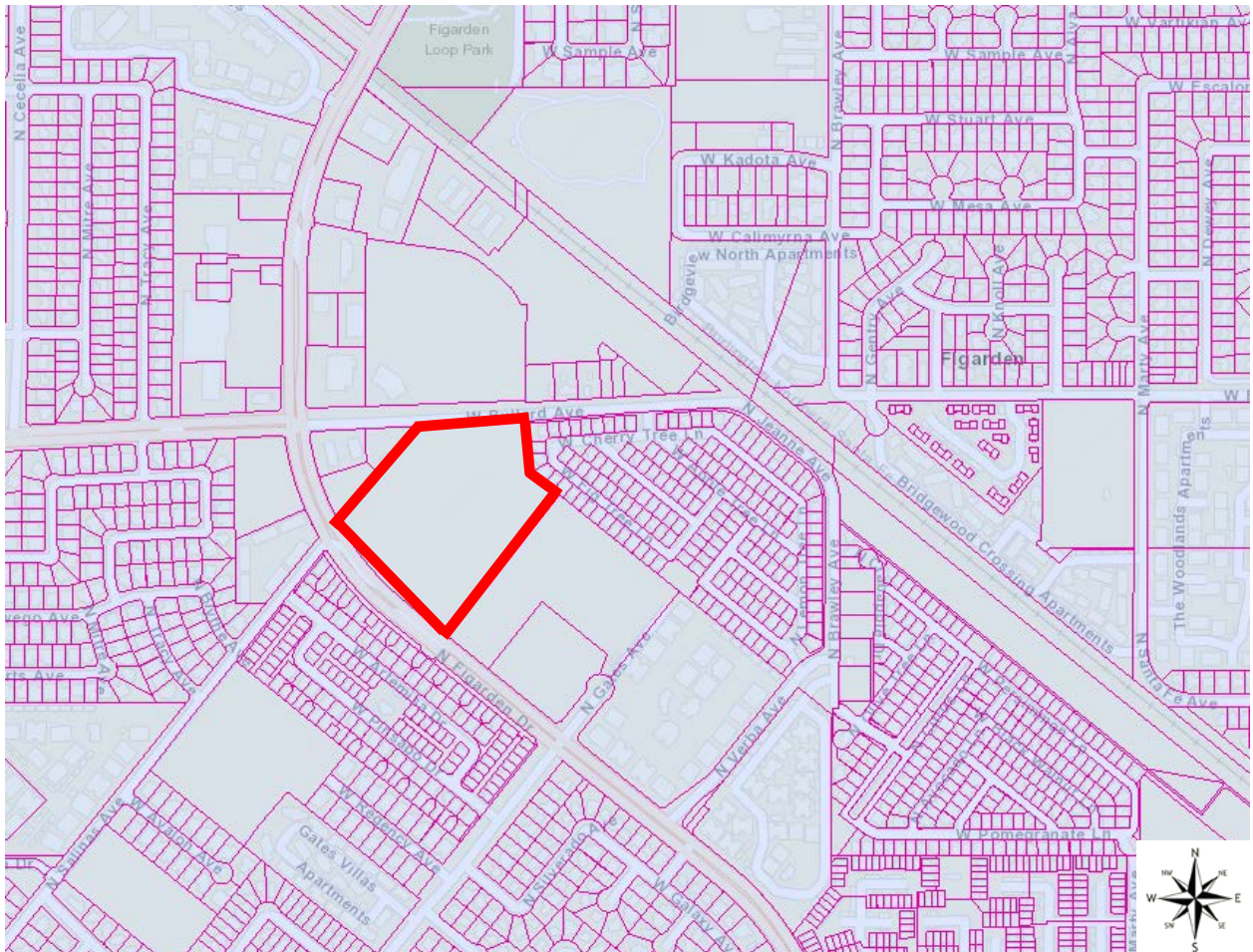
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