

**CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT**

NOTICE OF PUBLIC HEARING

**PLAN AMENDMENT/REZONE APPLICATION NO. P18-00116 AND ENVIRONMENTAL
ASSESSMENT NO. P18-00116/P18-02697**

NOTICE IS HEREBY GIVEN that 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 Article 50, Chapter 15 of the Fresno Municipal Code (FMC), will conduct a public hearing to consider Plan Amendment/Rezone Application No. P18-00116 pertaining to parcels located approximately ¼ mile northwest from the intersection of South Clovis Avenue and East Jensen Avenue identified as Assessor Parcels 481-100-04, 481-100-08 and 481 130-15. These applications were filed by Bill Robinson with Sol Development Associates on behalf of the property owners, Wesco, LP and Misaki Trusts.

1. **Environmental Assessment No. P18-00116/P18-02697** recommends that a Negative Declaration be adopted for the Plan Amendment/Rezone/Development Permit dated March 21, 2019 for purposes of the proposed project.
2. **Plan Amendment Application No. P18-00116:** Proposes to amend the Fresno General Plan and Roosevelt Community Plan to re-designate a 0.39 acre portion of the 1.44 acre parcel (Assessor Parcel 481-100-04) from *Residential-Medium Low Density (3.5-6 Dwelling Units/Acre)* land use designation to the *Employment-Business Park* land use designation; and a 0.91 acre portion of the 7.94 acre parcel (Assessor Parcel 481-100-08) from the *Employment-Business Park* land use designation to the *Residential-Medium Low Density (3.5-6 Dwelling Units/Acre)* land use designation.
3. **Rezone Application No. P18-00116:** Proposes to amend the Official Zone Map to reclassify the 0.39 acre portion of the 1.44 acre parcel (Assessor Parcel 481-100-04) from the *RS-4, Single-Family, Medium Low Density* zone district to the *BP/UGM, Business Park/Urban Growth Management* zone district; the 0.91 acre parcel from *BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning)* to *RS-4 (Single-Family, Medium Low Density)* consistent with the amended land use designations; and to reclassify the undeveloped 7.03±-acres (remainder of Assessor Parcel 481-100-08) and 5.55-acres identified as Assessor Parcel 481-130-15 from *BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning)* to *BP/UGM, Business Park/Urban Growth Management* consistent with the Employment-Business Park land use designation in the Fresno General Plan and Roosevelt Community Plan.

The Planning Commission considered these applications on February 6, 2019 and recommended approval to the City Council.

FRESNO CITY COUNCIL

Date: Thursday, April 11, 2019

Time: 10:05 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 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 hearings described in this notice, or in written correspondence delivered to the City Council prior to the public hearing. Written comments must be received 24 hours before the item is to be heard at Council. Verbal comments may be made at the public hearing. NOTE: This public hearing notice is being sent to surrounding property owners pursuant to the requirements of FMC Section 15-5007. For additional information, contact Ralph Kachadourian, Supervising Planner, Development and Resource Management Department, Development Services Division, City Hall, 2600 Fresno Street, Fresno, California 93721-3604, by telephone at (559) 621-8172, or via e-mail at ralph.kachadourian@fresno.gov. Si necesita información en Español, comuníquese con McKencie Perez al teléfono (559) 621-8066.

Jennifer K. Clark, AICP, Director
Development and Resource Management Department

DATED: March 29, 2019

APN(s): (portion of 481-100-04) 481-100-08, 481-130-15)

SEE MAP ON REVERSE SIDE