

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

**PLAN AMENDMENT/REZONE APPLICATION NO. P18-00826, DEVELOPMENT PERMIT
APPLICATION NO. P18-02232 AND RELATED ENVIRONMENTAL ASSESSMENT**

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. P18-00826, and Development Permit Application No. P18-02232 and related Environmental Assessment filed by Gary Giannetta of Ginder Development on behalf of property owner Russ Nakata pertaining to approximately 11.16 acres of a 22.81-acre parcel (APN: 402-220-66) located northeast from the intersection of East Nees Avenue and North Bond Street. At this hearing, the following will be considered:

1. **Environmental Assessment No. P18-00826/P18-02232** recommending adoption of a Negative Declaration for the above Plan Amendment, Rezone, and Development Permit, dated March 21, 2019 for purposes of the proposed project.
2. **Plan Amendment Application No. P18-00826:** requests to amend the Fresno General Plan and Woodward Park Community Plan land use designation of the subject 11.16-acre portion of the 22.81-acre parcel from the *Commercial Recreation* planned land use designation to *Residential Multi-Family Medium High Density (12-16 Dwelling Units/Acre)*.
3. **Rezone Application No. P18-00826:** request to rezone the subject 11.16-acres of the 22.81-acre parcel from the *CRC/UGM/cz (Commercial Recreation/Urban Growth Management/Conditions of Zoning)* to the *RM-1/UGM/cz (Residential Medium High Density/Urban Growth Management/Conditions of Zoning)* in accordance with the proposed plan amendment.
4. **Development Permit Application No. P18-02232:** requests development of a gated 164-unit multi-family luxury apartment complex to be established on the 10.25-acre portion of the 11.16 acres subject to the plan amendment and rezone with a residential density of 16-units to the acre.

The Planning Commission considered these applications on February 20, 2019 and recommended approval to the City Council.

<p>FRESNO CITY COUNCIL</p> <p>Date: Thursday, April 25, 2019</p> <p>Time: 10:05 a.m., or thereafter</p> <p>Place: City Hall Council Chamber, Second Floor 2600 Fresno Street, Fresno, CA 93721</p>

Any interested person may appear at the public hearing and speak in favor of or against the project proposals. 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 Chapter 15 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: April 12, 2019

APN(s): (portion of 402-220-66)

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



R. Kachadourian

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

2600 FRESNO ST
FRESNO CA 93721-3604

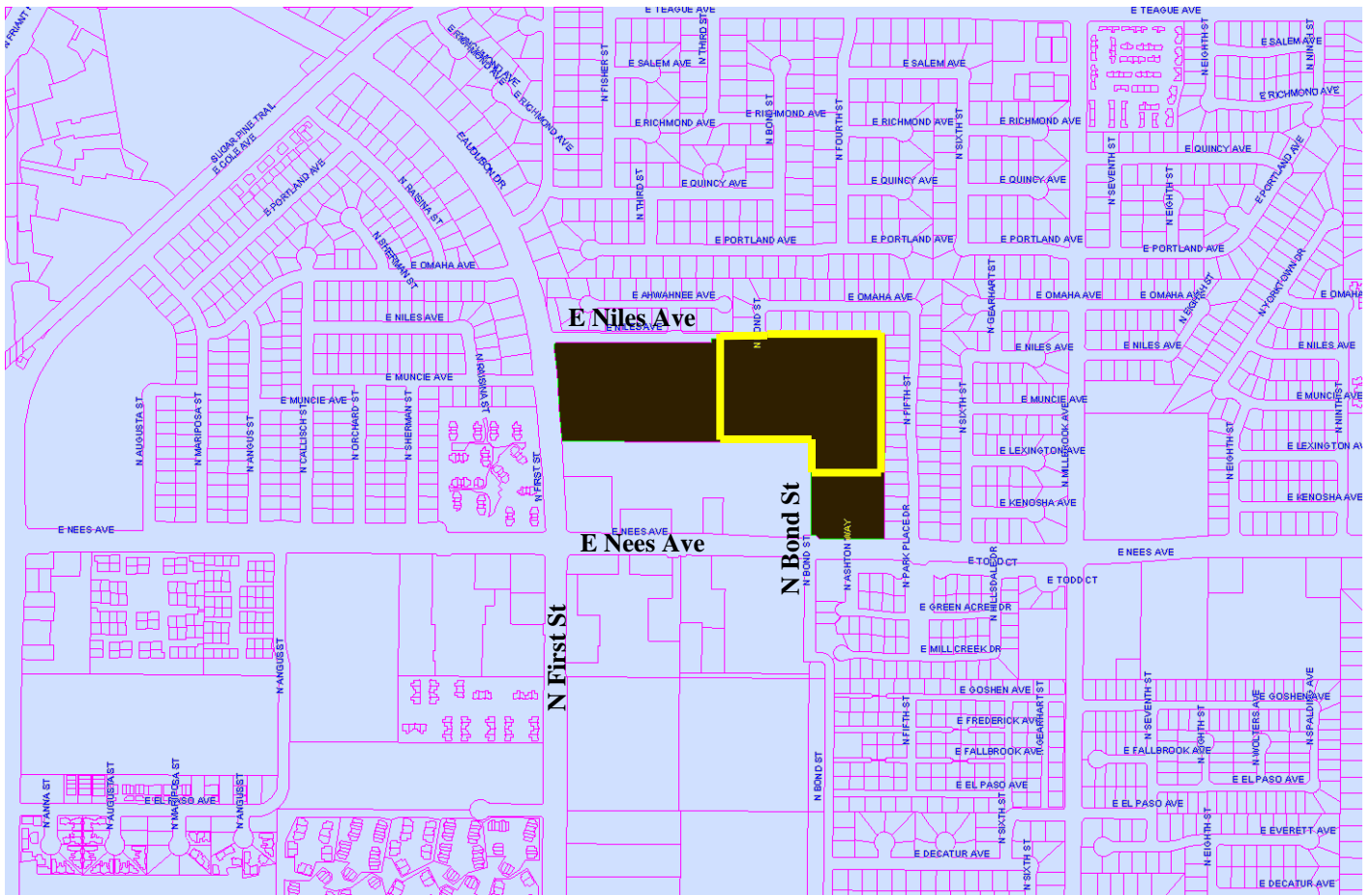
Plan Amendment/Rezone No. P18-00826

Development Permit No. P18-02232

810 East Nees Avenue

THIS IS A LEGAL NOTICE

VICINITY MAP



LEGEND



SUBJECT 11.16 ACRES
(Approximate limits shown)



22.81 ACRE PARCEL

