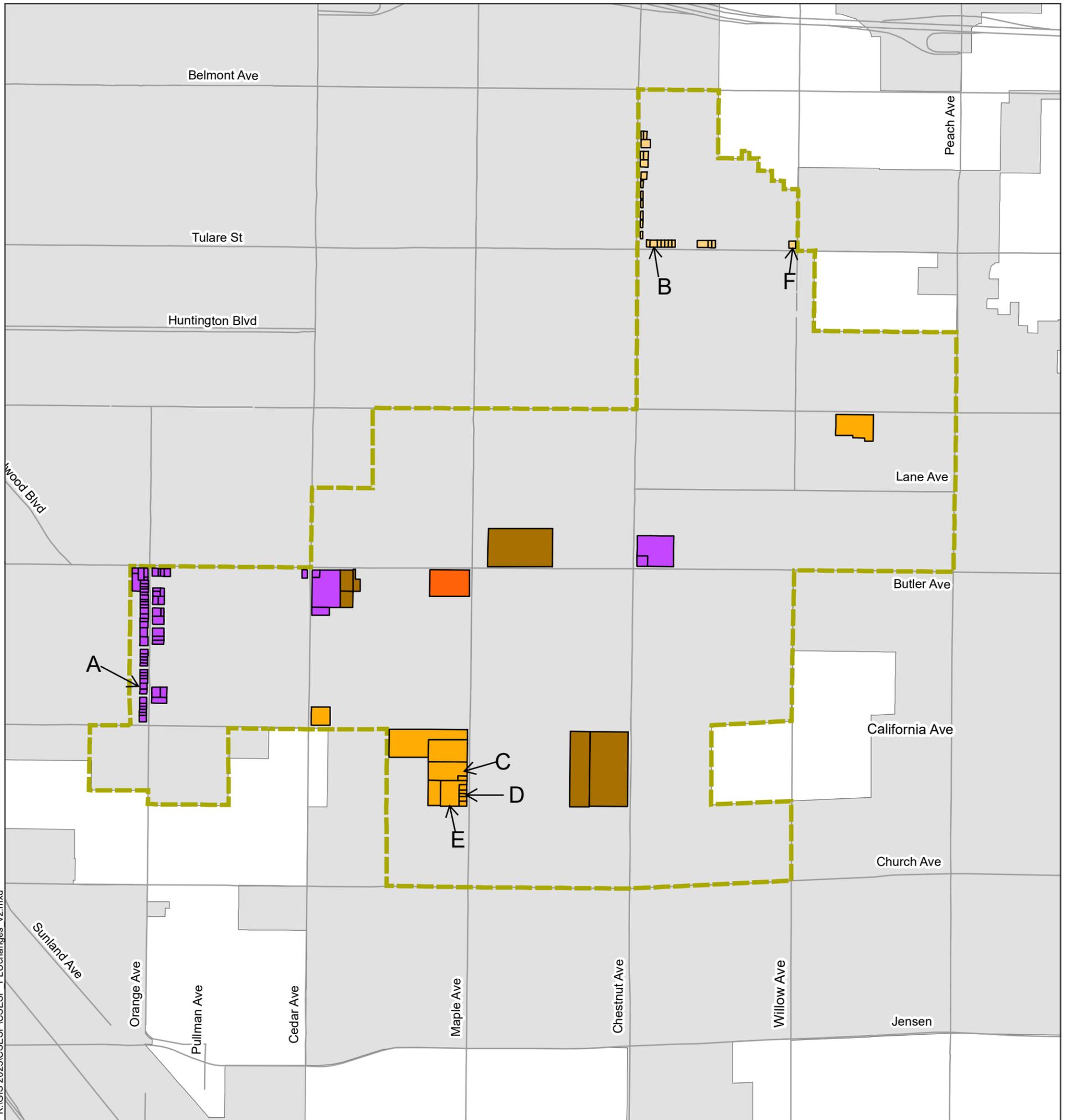


Exhibit S

Proposed Land Use Changes in the Central Southeast Area Specific Plan Area

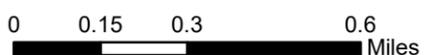


K:\GIS\2025\CSESP\CSESP_PLUchanges_v2.mxd

Legend

Proposed Land Use Changes

- Commercial – Community
- Corridor - Center Mixed Use
- Residential - Medium Density
- Residential - Medium High Density
- Urban Neighborhood
- Central Southeast Specific Plan
- City limits



Prepared by the Planning and Development Department
 Disclaimer: This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.

Request A – Land Use Change Request

APNs	City/ County	Requested by
47126401	City	Gilberto Mejia

PLU Request	Zoning Request	Same as General Plan?
Mixed Use to Office	CMX to O	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.27	Loss of 20.25 units of capacity	Under Preliminary Review

Staff Comments – this change was requested by the property owner of this site, which is currently developed as a commercial establishment.

Request B – Land Use Change Request

APNs	City/ County	Requested by
46224318	City	Gurdip Singh

PLU Request	Zoning Request	Same as General Plan?
Residential Medium Density to Office	RS-5 to O	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.17	Loss of 2.04 units of capacity	Under Preliminary Review

Request C – Land Use Change Request

APNs	City/ County	Requested by
48007025	City	Khushman Sandhu Singh

PLU Request	Zoning Request	Same as General Plan?
Residential Medium High Density to Office	RM-1 to O	Yes

Total Acreage	Housing Capacity Impact	CEQA
4.28	Loss of 68.44 units of capacity	Under Preliminary Review

Request D – Land Use Change Request

APNs	City/ County	Requested by
48007036	City	Nirmaljit Sing

PLU Request	Zoning Request	Same as General Plan?
Residential Medium High Density to Light Industrial	RM-1 to IL	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.15	Loss of 2.40 units of capacity	Under Preliminary Review

Request E – Land Use Change Request

APNs	City/ County	Requested by
48007044	City	Nirmaljit Sing

PLU Request	Zoning Request	Same as General Plan?
Residential Medium High Density to Light Industrial	RM-1 to IL	Yes

Total Acreage	Housing Capacity Impact	CEQA
3.19	Loss of 51.04 units of capacity	Under Preliminary Review

Request F – Land Use Change Request

APNs	City/ County	Requested by
46225413	City	Gilbert Zavala

PLU Request	Zoning Request	Same as General Plan?
Residential Medium Density to Office	RS-5 to O	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.31	Loss of 3.70 units of capacity	Under Preliminary Review

CSESP Land Use Change Requests

Staff Comments – These changes were requested by the property owners of these sites.

Total Capacity Impact: 147.87