

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

NOTICE OF PUBLIC HEARING

**PLAN AMENDMENT APPLICATION NO. A-14-002, REZONE APPLICATION NO. R-14-002,
CONDITIONAL USE PERMIT NO. C-14-012 AND ENVIRONMENTAL ASSESSMENT No. A-14-
002/R-14-002/C-14-012**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Fresno Municipal Code Chapter 12, Articles 4 and 6, will conduct a public hearing to consider Plan Amendment Application No. A-14-002, Rezone Application No. R-14-002, and Conditional Use Permit Application No. C-14-012 and pertain to 8.21 acres of property located on the north side of North Figarden Drive between West Bullard and North Gates Avenues. These applications were filed by Giorgio Russo of Ginder Development on behalf of the John Allen Company. Applicant proposes the construction of a gated multiple family residential development consisting of 40 single-story duplexes (80 dwelling units), a clubhouse, and community pool for tenants/owners 55 years of age and older. (A lot line adjustment has also been filed.)

1. **Plan Amendment Application No. A-14-002:** Proposes to amend the 2025 Fresno General Plan and the Bullard Community Plan from the community commercial planned land use designation to the medium-high density residential land use designation.
2. **Rezone Application No. R-14-002:** Proposes to amend the Official Zone Map to reclassify the subject property from the C-2/BA-20/UGM/cz (*Community Shopping Center/Boulevard Area Overlay, 20 feet/Urban Growth Management/conditions of zoning*) zone district to the R-2/BA-20/UGM (*Low Density Multiple Family Residential/Boulevard Area Overlay, 20 feet/Urban Growth Management*) zone district.
3. **Conditional Use Permit Application No. C-14-012** proposes the construction of a gated multiple family residential development consisting of 40 single-story duplexes (80 dwelling units), a clubhouse, and community pool for tenants/owners 55 years of age and older.
4. **Environmental Assessment (EA) No. A-14-002/R-14-002/C-14-012** recommends that a Mitigated Negative Declaration be adopted for the above plan amendment and rezone applications and for related Conditional Use Permit Application No. C-14-012 which requests authorization to construction of a gated multiple family residential development consisting of 40 single-story duplexes 80 dwelling units), a clubhouse, and community pool for tenants/owners 55 years of age and older. The Development and Resource Management Director can consider approval of Conditional Use Permit Application No. C-14-012 subsequent to City Council approval of the related Plan Amendment and Rezone Applications.

FRESNO CITY PLANNING COMMISSION

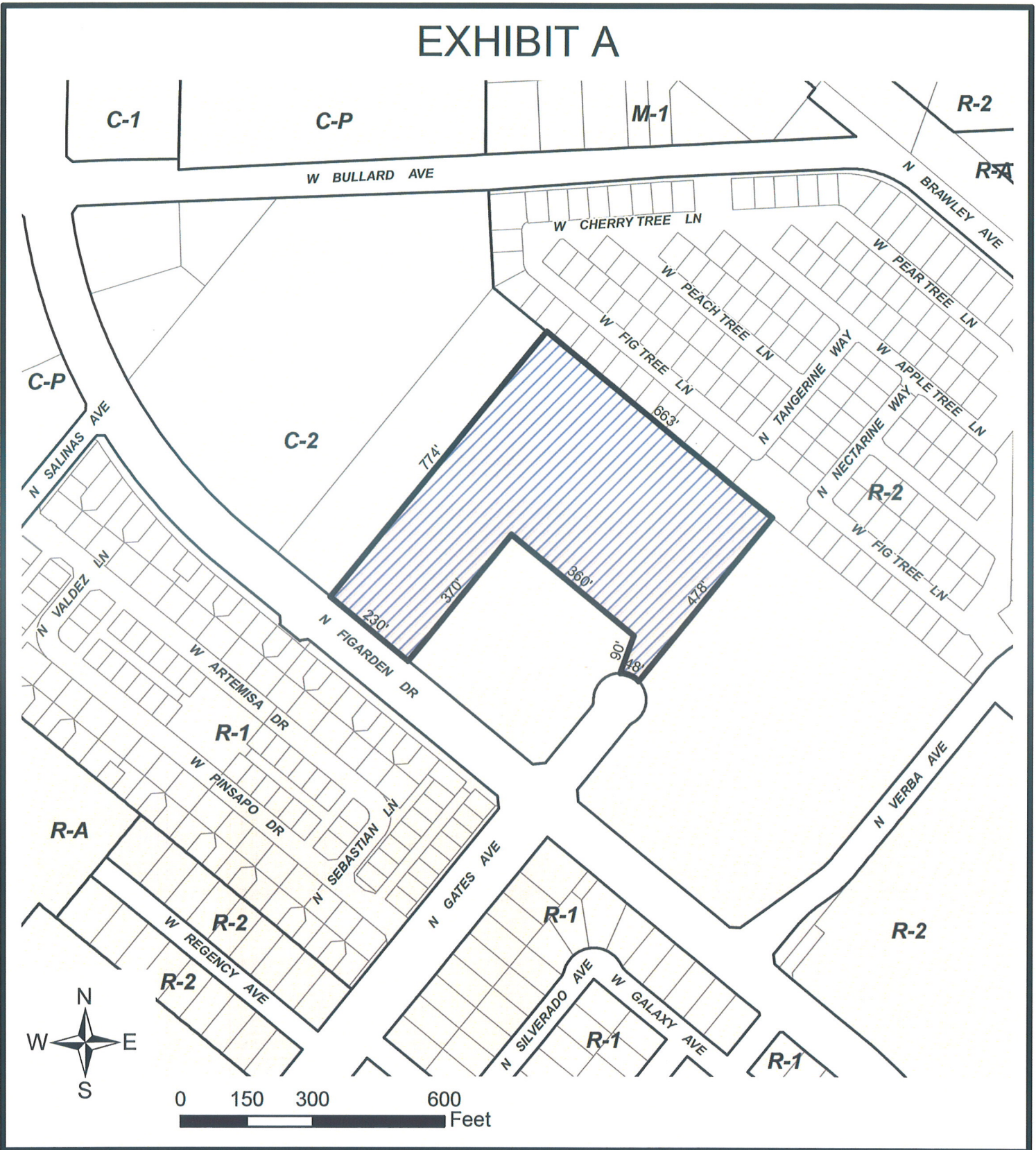
Date: Wednesday, August 20, 2014
Time: 6:00 p.m., or thereafter
Place: City Hall Council Chamber, 2nd Floor
2600 Fresno Street, Fresno, CA 93721

FRESNO CITY COUNCIL

Date: Thursday, September 25, 2014
Time: 3:30 p.m., or thereafter
Place: City Hall Council Chamber, 2nd Floor
2600 Fresno Street, Fresno, CA

NOTE: This public hearing notice is also being mailed to surrounding property owners within 350 feet of the project site pursuant to the requirements of Fresno Municipal Code Section 12-608-A. For additional information, contact Bruce Barnes, Development Services Division, Development and Resource Management Department by telephone, 559-621-8047; via e-mail sent to Bruce.barnes@fresno.gov; by fax at 559-498-1026; or by mail at Fresno City Hall, 3rd Floor, 2600 Fresno Street, Fresno, California 93721-3604. Any interested person may appear at the public hearings 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/City Council at, or prior to, the public hearing.

EXHIBIT A

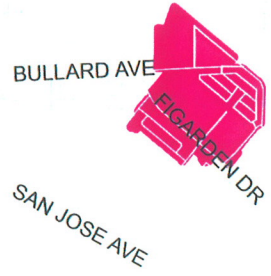


R-14-002
APN: 509-030-70 (portion)
5550 North Figarden Drive



C-2/BA-20/UGM/cz to R-2/BA-20/UGM, 8.22 Acres

Community Commercial to Medium High Residential
Conditional Use Permit No. C-14-012



Address List Map, c:\gisdm5\automapladdrlist.mxd, Mon Jul 21 14:20:46 2014

