

Exhibit C  
Public Notice Mailer

**CITY OF FRESNO**  
**NOTICE OF PUBLIC HEARINGS**

*Dear Property Owner:*

*We are providing this notice to inform you that the Fresno City Planning Commission and the Fresno City Council will consider a change of General Plan land use designation and/or zoning for your property. This is considered a "clean up" item related to the recent citywide update of the General Plan, Development Code, and Zoning Map. These changes will more closely match the designation that was in place on the site prior to the citywide update. In some cases you may have requested this change, or a neighboring property owner may have suggested a change for a larger area that included your property. In other instances, only the zoning is being changed in order to remove inconsistencies with the General Plan land use designation.*

*A map which shows the general location of the proposed changes, and a table which identifies the affected parcel numbers, is enclosed. For more detailed maps and other information related to this potential action, you may visit [www.fresno.gov/gpcleanup](http://www.fresno.gov/gpcleanup). If you wish to provide written support or opposition of this action, or if you wish to appear in person to express your support or opposition, please see the reverse side of this notice for instructions.*

*Sincerely,*

*The Development and Resource Management Department*

NOTICE IS HEREBY GIVEN THAT the Fresno City Planning Commission and 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 Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code, will conduct public hearings to consider Plan Amendment Application No. A-16-006, Rezone Application No. R-16-007, Text Amendment Application No. TA-16-001 and the related environmental finding. These applications have been filed by the City of Fresno Development and Resource Management Director and pertain to 338.6 acres of property (see Map). At these hearings, the following will be considered:

**Environmental Assessment No. A-16-006, R-16-007, TA-16-001** recommends approval of an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164.

**Plan Amendment Application No. A-16-006** pertains to 271.63 acres of property and proposes to amend the Fresno General Plan, the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan. The purpose of the amendments is to improve consistency with specific plans and to implement City Council direction from February 2016 allowing property owners to request a reversion to a zone district and planned land use equivalent to that existing under the prior general plan when the change is consistent with general plan policy and would not cause significant environmental impacts.

**Rezone Application No. R-16-007** pertains to approximately 67.03 acres of property and includes technical changes to zoning on properties that were inadvertently omitted from the zoning map update. The rezones are requested to attain consistency with the approved general plan land use designation.

**Text Amendment Application No. TA-16-001** makes minor changes to the Development Code in order to improve functionality, clarity, and internal consistency. Proposed amendments affect the following standards and/or procedures: rear setbacks, private open space, fencing, signage, hours of operation for establishments serving alcohol, design standards within mixed use districts, the apartment house overlay, intersection visibility; the addition of produce stands, urban farms and large family day care to certain zone districts; the deletion of the airport environs and planned development overlay districts (due to redundancy); and posting requirements, among others. The affected sections are 15-404-F, 15-904-A, 15-1004-C-1, 15-1004-D-1-a, 15-1104-D-1, 15-2006-F, 15-2305-C-2, 15-2609-B, 15-2610-E-2, 15-2611-G, 15-2735-G, 15-2741-A-7-a, Table 15-2744-A, 15-2744-C-1, 15-2747, Table 15-751-G, 15-4906-D-1, 15-4906-H, 15-5003-A, 15-5302-D, 15-5602-A, 15-6703, 15-104-A, Table 15-107-B, 15-313, Table 15-902, Table 15-1002, Table 15-1102, 15-1104-G.1, Table 15-1202, Table 15-1302, Table 15-1402, 15-1601, 15-1602, 15-1609-B, 15-2006-F, Table 15-2015-B.4, 15-2018, 15-2102-A, 15-2707, 15-2754, 15-5007-C, 15-5810-A.

More information about the plan amendments, rezones, and text amendment is available at [www.fresno.gov/gpcleanup](http://www.fresno.gov/gpcleanup).

**FRESNO CITY PLANNING COMMISSION**

Date: Wednesday, August 17, 2016  
Time: 6:00 p.m., or thereafter  
Place: City Hall Council Chamber,  
Second Floor, 2600 Fresno Street,  
Fresno, CA 93721

**FRESNO CITY COUNCIL**

Date: Thursday, August 25, 2016  
Time: 5:00 p.m., or thereafter  
Place: City Hall Council Chamber,  
Second Floor, 2600 Fresno  
Street, Fresno, CA 93721

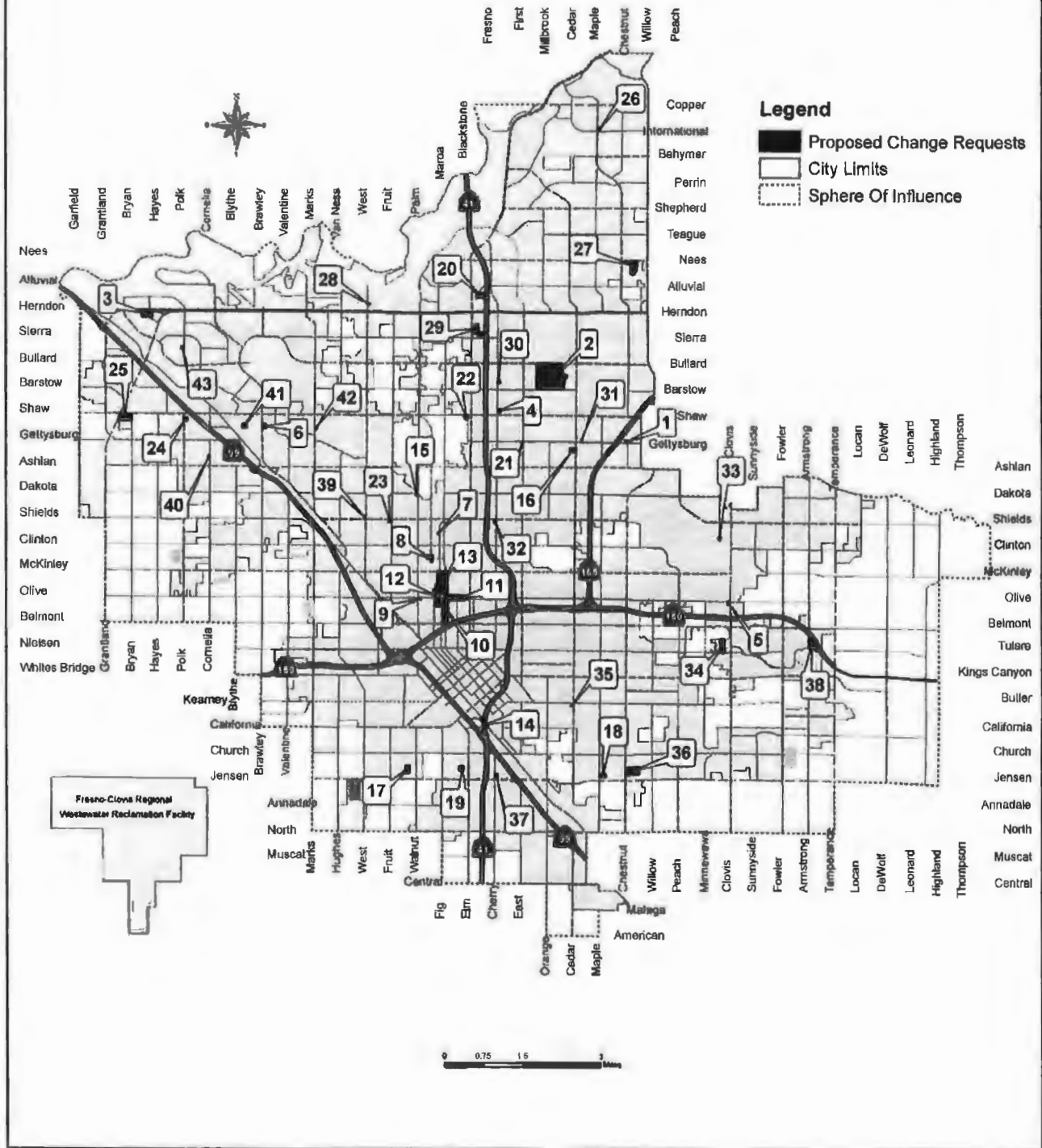
Any interested person may appear at either or both of the public hearings and present written testimony, or speak in favor or against the project proposal. However, all documents submitted to the City Council for its consideration shall be submitted to the City Clerk at least **24 hours prior** to the Council Agenda item being heard, pursuant to the City Council's meeting rules and procedures, or they may be excluded from the administrative record of proceedings. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council consistent with their respective rules of procedure. The Planning Commission's recommendations pertaining to the Environmental Assessment, Plan Amendment, Rezone, and Text Amendment applications will be considered by the City Council.

Note: This public hearing notice is being posted pursuant to the requirements of the Fresno Municipal Code Section 15-5007-D.

For additional information on the proposed project, including copies of the proposed environmental finding, contact the City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3076, Fresno, California, 93721, or contact Sophia Pagoulatos at [sophia.pagoulatos@fresno.gov](mailto:sophia.pagoulatos@fresno.gov). ***Para información en español, comuníquense con Sophia Pagoulatos (al correo electrónico [Sophia.pagoulatos@fresno.gov](mailto:Sophia.pagoulatos@fresno.gov)).***

# City of Fresno Proposed General Plan Amendment and Rezone Change Requests

Date: 8/2/2016



City of Fresno Proposed General Plan Amendment and Rezones - August 2, 2016

Number	Area	APN	Current				Proposed				Acres
			Planned Land Use		Zoning		Planned Land Use		Zoning		
			Prefix	Description	Prefix	Description	Prefix	Description	Prefix	Description	
1	Chestnut and Gettysburg	43025313 and 14	RMH	Residential Medium High Density	RM-1	Residential Multi-Family, Medium High Density	CC	Commercial - Community	CC	Commercial - Community	0.66
		41810501-16, 41810401-16, 41810501-08, 41811101-08, 41811201-15, 19-23, 26 and 27, 41811101-12, 41811401-13, 41811501-08, 41812101-15, 41812201-11, 41812301-22, 41813101-20, 21T 22-39, 41813201-16 and 19, 41814101-08, 41814201, 04-08, 41814301-04, 41814401-05, 41814501-16, 41814601-15, 41827101-03, 06-10, 41827202-16, 41827301 and 02, 41827401-07, 41828101-11, 41828201 10, 13, 16-29, 31, 32, and 34, 41828301-04, 41831101, 04, 07, 09-11, and 13, 41832201-14									
2	Reillard and Cedar		RML	Residential Medium Low Density	RS-4	Residential Single-Family, Medium Low Density	RL	Residential Low Density	RS-3	Residential Single-Family Low Density	120.35
3	Memador and Hayes	50409130-34	RUN	Residential Urban Neighborhood	RM-2	Residential Multi-Family, Urban Neighborhood	CO	Employment - Office	CO	Office	11.56
4	Kearns and Fresno	41820102 and 30	RML	Residential Medium Low Density	RS-4	Residential Single-Family, Medium Low Density	CO	Employment - Office	CO	Office	0.74
5	Olive and Clovis	45603015	CMX	Corridor/Center Mixed-Use	CMX	Corridor/Center Mixed-Use	CGH	Commercial - General	CG	Commercial - General	20.23
6	Shaw and Broadway	42402118	RMX	Regional Mixed-Use	RMX	Regional Mixed-Use	IL	Employment - Light Industrial	IL	Industrial Light	3.01
7	Tower District (Princeton and Wishon)	44324112	RM	Residential Medium Density	RS-5	Residential Single-Family, Medium Density	RMX	Neighborhood Mixed-Use	RMX	Neighborhood Mixed-Use	0.26
8	Tower District (Echo and Weldon)	44414305-09, 44415301, 02 and 285, 44421101, 02, 28, and 29	CC	Commercial - Community	CC	Commercial - Community	CMS	Commercial - Main Street	CMS	Commercial - Main Street	2.90
9	Tower District (Palm and Olive)	45202106	RH	Residential High Density	RM-3	Residential Multi-Family, High Density	CMS	Commercial - Main Street	CMS	Commercial - Main Street	0.17
	Tower District (Van Ness and Belmont)	45704105	RH	Residential High Density	RM-3	Residential Multi-Family, High Density	CMS	Commercial - Main Street	CMS	Commercial - Main Street	0.74
	Tower District (Van Ness and Belmont)	45204601 and 07, 45212101-03, 45212501-06, 45212601, 05, 07, and 10, 45220103-08, 45220212, 13, 15-19, 24 and 28, 45220601-03, 45228101, 02, 05, 06, 10, 13, 19 and 20,	RMH	Residential Medium High Density	RM-1	Residential Multi-Family, Medium High Density	CMS	Commercial - Main Street	CMS	Commercial - Main Street	14.66
	Tower District (Olive and Blackstone)	45205303-07, 08-10	PF	Public Facility	RS-5	Residential Single-Family, Medium Density	CMS	Commercial - Main Street	CMS	Commercial - Main Street	1.67
	Tower District (Olive and Blackstone)	45127511-14, 45128110 and 14, 45128212-17, and 31, 45128312-15, 45128511-13, 45204202 and 03, 45204303, 45204308, 09, 11, 12, 45205101, 03, 04, 25-27, 45205202, 03, and 17	RM	Residential Medium Density	RS-5	Residential Single-Family, Medium Density	CMS	Commercial - Main Street	CMS	Commercial - Main Street	9.67
	Tower District (Wishon and McKinley)	45126302, 05-07, 18, 19, 45126401, 11, 13, and 15	CGH	Commercial - General	CG	Commercial - General	CMS	Commercial - Main Street	CMS	Commercial - Main Street	3.63
	Tower District (Wishon and McKinley)	45111602, 08, and 14, 45118301, 03, 10, 15-18, 45126204 and 30, 45126301, 08, 05, 12, 15, and 16	RM	Residential Medium Density	RS-5	Residential Single-Family, Medium Density	RUN	Residential Urban Neighborhood	RM-2	Residential Multi-Family, Urban Neighborhood	6.23
12	Tower District (Wishon and McKinley)	45104508-10, 45104501, 10, 11, 16 and 17, 45111206-09, 45111301, 07-10, 45111504-07, 45118304-07, 09, and 17, 45118401, 10, 12, 13, and 16, 45126213 and 14T	RM	Residential Medium Density	RS-5	Residential Single-Family, Medium Density	CMS	Commercial - Main Street	CMS	Commercial - Main Street	10.67

City of Fresno Proposed General Plan Amendment and Rezones - August 2, 2016

	Tower District (Van Ness and McKinley)	45105110, 16 and 17, 45105215, 16 and 25, 45112114, 12 and 24, 45112101-10	CC	Commercial - Community	CC	Commercial - Community	CMS	Commercial - Main Street	CMS	Commercial - Main Street	4.54
	Tower District (Van Ness and McKinley)	45126404-07	CGH	Commercial - General	CG	Commercial - General	CMS	Commercial - Main Street	CMS	Commercial - Main Street	1.07
	Tower District (Van Ness and McKinley)	45105101-08, 45105201, 17-19, 21 and 26	CO	Employment - Office	CO	Office	CMS	Commercial - Main Street	CMS	Commercial - Main Street	2.31
	Tower District (Van Ness and McKinley)	05, 45111302-04, 06, 11 and 12, 45104608-10, 45104312 and 21	RM	Residential Medium Density	RS-5	Residential Single-Family, Medium Density	RUN	Residential Urban Neighborhood	RM-2	Residential Multi-Family, Urban Neighborhood	5.72
13	Tower District (Van Ness and McKinley)	26, 45119102, 05, 06, 10, 12, 16-18, 45127201, 13, 14, and 17-22	RMH	Residential Medium High Density	RM-1	Residential Multi-Family, Medium High Density	CMS	Commercial - Main Street	CMS	Commercial - Main Street	5.62
14	Grand SR 41	Not assigned yet	None	None	None	None	PF	Public/Quasi Public Facility	P	Public and Institutional	2.37
15	Farm and Dakota	43506219	RMH	Residential Medium High Density	RM-1	Residential Multi-Family, Medium High Density	CC	Commercial Community	CC	Commercial - Community	0.13
16	Gettysburg and Cedar	41807273	RM	Residential Medium Density	RS-5	Residential Single- Family, Medium Density	CC	Commercial Community	CC	Commercial - Community	3.33
17	Jensen and Walnut	41710041	CO	Employment - Office	CO	Office	PB/P	Open Space - Ponding Basin (Park Use)	OS	Open Space	4.47
18	Jensen and Maple	48003060	RMH	Residential Medium High Density	RM-1	Residential Multi-Family, Medium High Density	RUN	Residential Urban Neighborhood	RM-2	Residential Multi-Family, Urban Neighborhood	3.53
19	Elm and Jensen	47902052	NP	Open Space - Neighborhood Park	PR	Parks and Recreation	NP with RM Dual Designation in Land Use	Open Space - Neighborhood Park with Residential Medium Density Dual Designation Land Use	RS-5	Residential Single-Family, Medium Density	3.16
20	Adelphi and Albany	30320127	NP	Open Space - Neighborhood Park	PR	Parks and Recreation	CR	Commercial - Regional	CR	Commercial - Regional	7.75
21	Gettysburg and First	42804145	RM	Residential Medium Density	RS-5	Residential Single-Family, Medium Density	CC	Commercial Community	CC	Commercial - Community	0.48
22	Blackstone and Shaw	42509213	NP	Open Space - Neighborhood Park	RS-4	Residential Single-Family, Medium Low Density	NP with CMX Dual Designation in Land Use	Open Space - Neighborhood Park with Corridor/Center Mixed-Use Dual Land Use Designation	CMX	Corridor/Center Mixed-Use	2.75
23	Shields and Fruit	44303209 and 44303249	RMH	Residential Medium High Density	RM-1	Residential Multi-Family, Medium High Density	CC	Commercial Community	CC	Commercial - Community	0.84
24	Shaw and Polk	51022019, 51022020, 51022038, 51022038, 51022038	CG	Commercial - General	CG	Commercial - General	RUN	Residential Urban Neighborhood	RM-2	Residential Multi-Family, Urban Neighborhood	1.52
25	Shaw and Bryan	51202617, 51203038, 51203052, and 51203052	RMH	Residential High Density	RM-3	Residential Multi-Family, High Density	RMX	Regional Mixed-Use	RMX	Regional Mixed-Use	17.32

Total: 271.63

**THIS IS A LEGAL NOTICE**

City of Fresno Proposed General Plan Amendment and Rezones - August 2, 2016

Rezone Change Requests Only - Numbers 26 through 43

Number	Area	APN	Current Zoning		Proposed Zoning		Acres
			Prefix	Description	Prefix	Description	
26	International and Maple	57801001T	PR	Parks and Recreation	PI	Public and Institutional	1.11
27	Nees and Willow	40407240S	PI	Public and Institutional	RS-4	Residential Single-Family, Medium Low Density	4.70
28	Herndon and West	40548344ST	PR	Parks and Recreation	PI	Public and Institutional	0.44
29	Sierra and Blackstone	40805009, 40805037, and 40805004	RM-MH	Mobile Home Park	CMX	Corridor/Center Mixed-Use	11.23
30	Barstow and Fresno	41802110T	PR	Parks and Recreation	PI	Public and Institutional	0.84
31	Gettysburg and Cedar	43014021T	PR	Parks and Recreation	PI	Public and Institutional	0.39
32	Shields and Fresno	44504143T	PR	Parks and Recreation	PI	Public and Institutional	0.61
33	Shields and Clovis	49406051T	PR	Parks and Recreation	PI	Public and Institutional	0.87
34	Tulare and Clovis	46202024	RM-MH	Mobile Home Park	CMX	Corridor/Center Mixed-Use	9.65
35	Butler and Cedar	47106228T	PR	Parks and Recreation	PI	Public and Institutional	0.38
36	Jensen and Chestnut	48111037T	RM-MH	Mobile Home Park	RS-5	Residential Single Family, Medium Low Density	18.29
37	Jensen and Cherry	47932002T	PR	Parks and Recreation	PI	Public and Institutional	1.10
38	Tulare and Armstrong	31327044T	PR	Parks and Recreation	BP	Business Park	12.79
39	Shields and West	43335408	PR	Parks and Recreation	PI	Public and Institutional	0.81
40	Gettysburg and Cornelia	51032632T and 51032633T	PR	Parks and Recreation	PI	Public and Institutional	0.19
41	Shaw and Brawley	51043301T	IL	Industrial Light	PR	Parks and Recreation	2.37
42	Shaw and Marks	42432126T	PR	Parks and Recreation	PI	Public and Institutional	0.34
43	Bullard and Polk	50618249ST	PR	Parks and Recreation	PI	Public and Institutional	0.92

Total: 67.03