

CITY OF FRESNO
NOTICE OF PUBLIC HEARING

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 Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code, will conduct public hearings to consider Plan Amendment Application No. A-17-004, Rezone Application No. R-17-006, Text Amendment Application No. TA-17-004 and the related environmental finding. These applications have been filed by the City of Fresno Development and Resource Management Director and pertain to 174.6 acres of property (see Map, below). At the hearing, the following will be considered:

Environmental Assessment No. A-17-004, R-17-006, TA-17-004 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-17-004 pertains to 174.6 acres of property and proposes to amend the Fresno General Plan, the Bullard, Fresno High, McLane, Roosevelt, Edison, Hoover and Downtown Neighborhoods Community Plans, the Tower District and Fulton Corridor Specific Plans, and the Fresno Yosemite Airport Land Use Compatibility Plan. The purpose of the amendments for 67.32 acres is 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. The purpose of the remaining 107.28 acres of the plan amendment is to repeal the 1966 Civic Center Master Development Plan in order to remove potential inconsistencies with the recently adopted Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan.

Rezone Application No. R-17-006 pertains to approximately 67.32 acres of property. The purpose of the amendments is 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.

Text Amendment Application No. TA-17-004 makes minor changes to the Development Code in order to improve functionality, clarity, internal consistency, and consistency with State law. Proposed amendments affect the following standards and/or procedures: abandonment of private right-of-way; calculation of residential density; rear yard setback reduction; determining lot frontage; applicability of multi-family frontage coverage and front setback requirements; the allowed locations of auto sales and leasing, caretaker residences, family day care, parks, and schools; applicability of sidewalk configuration; allowed locations of accessory structures and pool equipment; safety standards for electric fences; intersection visibility; applicability of TOD Height and Density Bonus; landscape buffers; temporary parking lots; signs; child care centers and family child care homes operational requirements; drive-throughs; mobile vendors; amateur (ham) radios; Airport Land Use Commission review of text amendments; planned developments; tasting rooms, among others.. The affected sections are 15-108-B-5, 15-310-B, 15-312-A, 15-904-A-7, Table 15-1003, Table 15-1102, 15-1104-B, Table 15-1202, Table 15-1504-K-2, 15-2004-D-2-b-ii, 15-2005, Figure 15-2006-C, 15-2010-J, Figure 15-2018, Table 15-2018-A, 15-2102-B, 15-2305-C-1, Table 15-2305-C-1, 15-2431, 15-2605-B, Table 15-2608, Table 15-2608-B-5, 15-2609-H, 15-2612-A, 15-2612-D, Section 15-2725, 15-2728-B-2, 15-2728-B-2, 15-2759, 15-5808, 15-5903-D, 15-5904-B-3, 15-6707, and 15-6802.

FRESNO CITY PLANNING COMMISSION

Date: Wednesday, May 17, 2017
Time: 6:00 p.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 present written testimony, or speak in favor or against the project proposal. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearing 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. ***Para información en español, comuníquense con Sophia Pagoulatos (al correo electrónico Sophia.pagoulatos@fresno.gov).***

[Insert Map]

[Insert Table]