

**CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
PLAN AMENDMENT/REZONE APPLICATION NO. P18-00116**

NOTICE IS HEREBY GIVEN that the Fresno Planning Commission, 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. P18-00116** filed by Bill Robinson of Sol Development Associates, LLC pertaining to two undeveloped parcels totaling 13.42-acres including an adjacent 0.39 acre portion of an existing 1.44-acre parcel, and a 0.91 acre portion of the existing 7.92-acre parcel located approximately ¼ mile northwest from the intersection of South Clovis Avenue and East Jensen Avenue. The requested plan amendment and rezone will accommodate a planned mini-storage development.

The following will be considered by the Planning Commission:

1. **Environmental Assessment No. P18-00116/P18-02697** recommends that a Negative Declaration be adopted for the above Plan Amendment/Rezone/Development Permit dated January 4, 2018.
2. **Plan Amendment Application No. P18-00116:** recommends amending the Fresno General Plan and Roosevelt Community Plan planned land use designations of a 0.39-acre portion of the parcel identified as Assessor Parcel 481-100-04 from *Residential-Medium Low Density (3.5-6 Dwelling Units/Acre)* to *Employment-Business Park*; and a 0.91-acre portion of the parcel identified as Assessor Parcel 481-100-08 from *Employment-Business Park* to *Residential-Medium Low Density (3.5-6 Dwelling Units/Acre)*.
3. **Rezone Application No. P18-00116:** recommends to rezone the 0.39-acre portion from *RS-4, Single-Family, Medium Low Density* to *BP, Business Park* and the 0.91-acre portion from *BP/UGM/cz, Business Park/Urban Growth Management/Conditions of Zoning* to *RS-4, Single-Family, Medium Low Density*, and to rezone the 7.92-acres identified as Assessor Parcel 481-100-08 and the adjacent 5.5-acres identified as Assessor Parcel 481-130-15, from *BP/UGM/cz, Business Park/Urban Growth Management/Conditions of Zoning* to *BP/UGM, Business Park*.

FRESNO CITY PLANNING COMMISSION

Date: Wednesday, February 6, 2019

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 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 Planning Commission at, or prior to, the public hearing.

NOTE: This public hearing notice is being sent to surrounding property owners located within 1,000 feet of this proposed application pursuant to the requirements of Chapter 15, Article 50 Section 15-5007 of the Fresno Municipal Code.

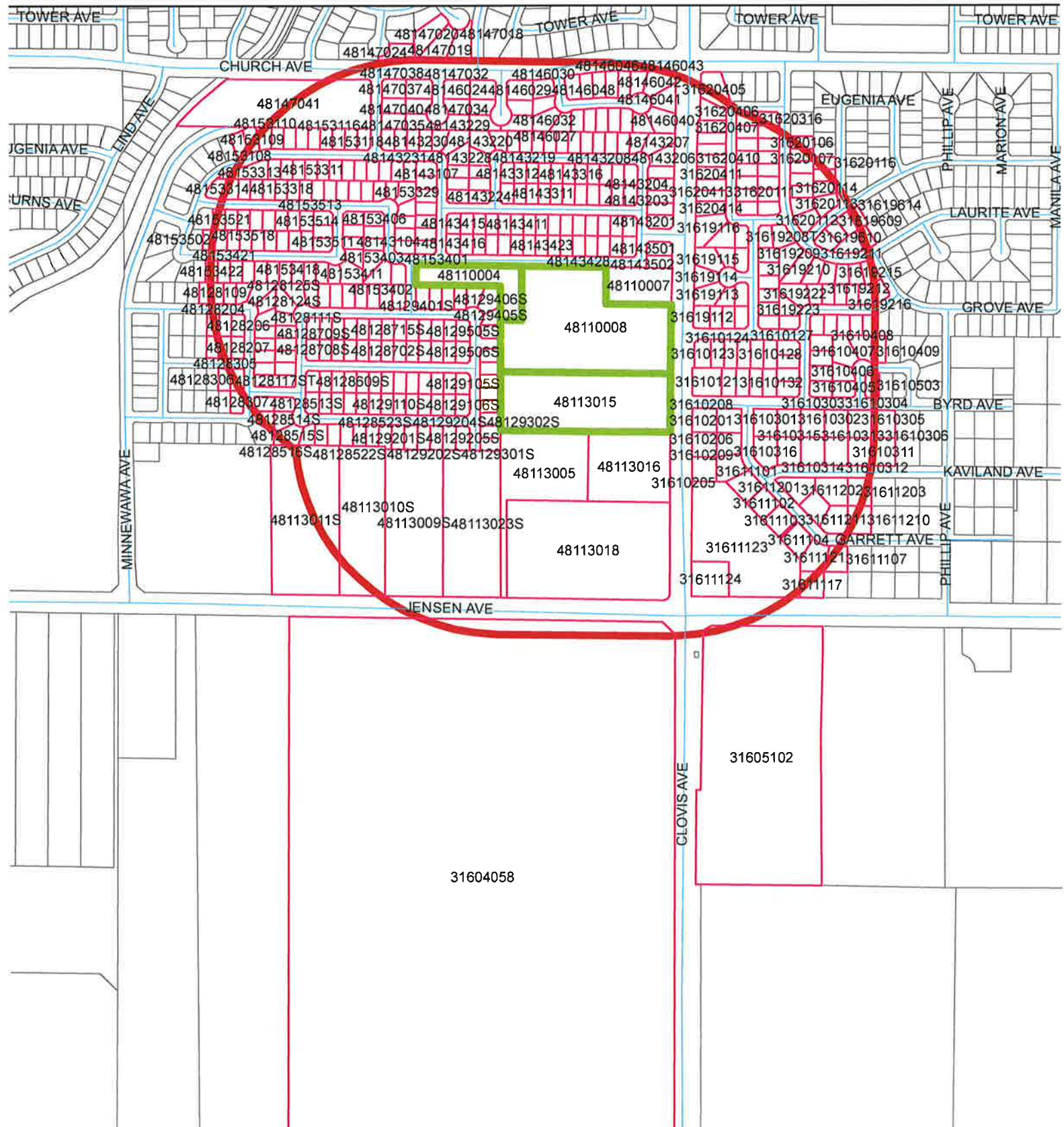
For additional information, contact Ralph Kachadourian, Supervising Planner, Development and Resource Management Department, Development Services Division, City Hall, 2600 Fresno Street, Fresno, California 93721-3604, by telephone at (559) 621-8172, or via e-mail at ralph.kachadourian@fresno.gov. Si necesita información en Español, comuníquese con McKencie Perez al teléfono (559) 621-8066.

Jennifer M. Clark, AICP, Secretary
Fresno City Planning Commission

DATED: January 25, 2019

APN's: 481-100-04 / 481-100-08 / 481-130-15

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



Order Confirmation

Customer

CITY OF FRESNO DARM

Customer Account

487446

Customer Address

2600 FRESNO STREET, 3RD FLOOR, ROOM 3065
FRESNO CA 93721 USA

Customer Phone

559-621-8011

Customer Fax

Sales Rep

ICapps@fresnobee.com

Payor Customer

CITY OF FRESNO DARM

Payor Account

487446

Payor Address

2600 FRESNO STREET, 3RD FLOOR, ROOM 3065
FRESNO CA 93721 USA

Payor Phone

559-621-8011

Customer EMail

caroline.hyder@fresno.gov

Order Taker

ICapps@fresnobee.com

PO Number

Payment Method

Invoice

Blind Box

Tear Sheets

0

Proofs

0

Affidavits

1

Net Amount

\$2,804.40

Tax Amount

\$0.00

Total Amount

\$2,804.40

Payment Amount

\$0.00

Amount Due

\$2,804.40

Ad Order Number

0004060167

Order Source

Sales Rep

Ordered By

Special Pricing

Invoice Text

EA No. PW-12358 P18-00116 / P 18-02697 P18-00826/P18-02232 P18-03659 C18-039

Promo Type

Package Buy

Materials

PUBLIC NOTICE

#4060167

CITY OF FRESNO
NOTICE OF ENVIRONMENTAL FINDINGS

NEGATIVE DECLARATIONS:

NOTICE IS HEREBY GIVEN THAT a Negative Declaration has been prepared by the City of Fresno Development & Resource Management Department resulting from Initial Study and Environmental Assessment (EA) of the projects described below:

EA No. PW-12358: Filed by the City of Fresno Public Works Department for purposes of the review and consideration of application(s) filed by Ginder Development Corporation proposing to amend the text contained within Chapter 14, Article 19 of the Fresno Municipal Code (FMC) related to the use of aircraft on City streets; and, requesting authorization to subsequently vacate portions (approximately 3.13 acres) of existing public street rights-of-way located within the boundaries of the Sierra Sky Park subdivision and the City of Fresno; as follows:

Amend the text contained within Chapter 14, Article 19 of the FMC (specifically, §§14- 1901), to describe and include those respective portions of West Spaatz Avenue and North Doolittle Drive presently located within the incorporated boundary of the City of Fresno on the list of streets within the Sierra Sky Park Map which are excepted from where vehicles and aircraft may be used concurrently; and,

Amend the text contained within Chapter 14, Article 19 of the FMC (specifically, §§14- 1905), to remove those respective portions of West Spaatz Avenue and North Doolittle Drive presently located within the incorporated boundary of the City of Fresno from the list of streets where parking of aircraft shall be permitted; and,

Vacate public street rights-of-way for North Doolittle Drive between West Herndon and West Spaatz Avenues as depicted in Exhibit "A" of this initial study; and,

Vacate public street rights-of-way for a portion of West Spaatz Avenue between North Blyn Avenue and North Doolittle Drive as depicted in Exhibit "A" of this initial study.

The proposed project is being considered for purposes of: (1) Removing potential hazards and risks which may result from the concurrent use of vehicles, aircraft, and pedestrians on City planned public streets; (2) Facilitating ultimate public street right-of-way alignments and widths within the City of Fresno; and, (3) Reserving existing rights for aircraft on public streets within the Sierra Sky Park subdivision and County of Fresno. No development is proposed with this application.

EA No's. P18-00116 / P18-02697: Filed by Bill Robinson with Sol Development Associates on behalf of the property owners, Wesco, LP and Misaki Trusts, and pertains to a General Plan Amendment and Rezone of two undeveloped parcels totaling 13.42-acres: 7.92-acres identified as Assessor Parcel 481-100-08, and 5.5-acres identified as Assessor Parcel 481-130-15, including a 0.39-acre developed portion of an existing 1.44-acre parcel, identified as Assessor Parcel 481-100-04, and a 0.91-acre portion of the 7.92-acre undeveloped parcel (APN 481-100-08). The proposed plan amendment and rezone will accommodate a planned mini-storage development.

P18-00116 proposes to amend the Fresno General Plan and Roosevelt Community Plan to re-designate the land use of the subject parcels as follows: the 0.39-acre portion from Residential-Medium Low Density (3.5-6 Dwelling Units/Acre) to Employment- Business Park; 0.91-acre portion from Employment-Business Park to Residential- Medium Low Density (3.5-6 Dwelling Units/Acre).

P18-00116 proposes to rezone the subject properties as follows: 0.39-acre portion from RS-4, Single-Family, Medium Low Density, to BP, Business Park; 0.91-acre portion from BP/UGM/cz, Business Park/Urban Growth Management/Conditions of Zoning to RS-4, Single-Family, Medium Low Density; 7.92-acres identified as Assessor Parcel 481-100-08 and 5.5-acres identified as Assessor Parcel 481-130-15, from BP/UGM/cz, Business Park/Urban Growth Management/Conditions of Zoning, to BP/UGM, Business Park.

EA No's. P18-00826/P18-02232: Filed by Mr. Giorgio Russo with Ginder Development, on behalf of property owner Russ Nakata, Sequoia-Fresno Joint Venture & Sequoia II, LLC, filed a General Plan Amendment, Rezone, and Development Permit for on 11.16-acre portion of a 22.81-acre undeveloped parcel located northeast from the corner of East Nees Avenue and North First Street. Plan Amendment and Rezone P18-00826 proposes to amend the Fresno General Plan and the Woodward Park Community Plan to re-designate the land use of the subject property from Commercial-Recreation to Medium High Density Residential (12-16 Dwelling Units/Acre), and Rezone from CRC (Commercial-Recreation) to RM-1 (Residential Multi-Family, Medium High Density) Development Permit P18-02232 proposes development of a gated 164-unit multi-family luxury apartment complex in 21 buildings 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 project will consist of 16 two story buildings with four units; a two story clubhouse that includes 20 one bedroom units; 4 separate single-story buildings with 2 bedroom units with garage space for each unit; and 20 separate single-story garage buildings providing 184 parking spaces. Site improvements include: the roadway extension of North Bond Street (private roadway), landscaping, walkways, decorative masonry walls and iron fencing/gates, patio and pool, and 54 guest parking spaces.

MITIGATED NEGATIVE DECLARATIONS:

NOTICE IS HEREBY GIVEN THAT a Mitigated Negative Declaration has been prepared by the City of Fresno Development & Resource Management Department resulting from Initial Study and Environmental Assessment (EA) of the projects described below:

EA No. P18-03659: Filed by Jeff Roberts of The Assenti Group and pertains to ±6.9 acres of property located at the corners of North Colonial and West San Jose Avenues. Plan Amendment/Rezone Application No. P18-03659 proposes to amend the Fresno General Plan and the Bullard Community Plan for ±1 acre of vacant land at the northeast corner of West San Jose and North Colonial Avenues from Residential Medium Density to Regional Mixed Use. The application P18-03659 also proposes to amend the Official Zone Map to reclassify the property from RS-5/EQ (Residential Single-Family/Equine Overlay) to RMX (Regional Mixed-Use). Lastly, the application proposes the modification of conditions of zoning for ±3.8 acre of developed property on the northwest corner of West San Jose and North Colonial Avenues and the modification of conditions of zoning for ±2.1 acres of developed property south of West San Jose Avenue at North Colonial Avenue to remove previously established conditions of zoning.

Environmental Assessment No. C-18-039: Filed by Robert Martinez of M+O Architects, Inc. and pertains to ±0.63 acres of