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 ½ 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.

DATED: January 25, 2019

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

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

AVE 799381 P18-00116 S 3uffered at: 1000 Feet, Owners CHURCH AVE 18110004 PEACH AVE 18110008 18113015 JENSEN AVE Address List Map, c:\gisdm6\automap\adrlist.mxd, Fri Jan 25 10:51:18 2019 TOWER AVE TOWER AVE TOWER AVE 4814702048147018 4814702448147019 CHURCH AVE 4814703848147032 4814603048146 4814703748147032 4814603948146048 48146042 318 00405 48 4704048 47034 48 46032 48146040 48146040 48146040 481620 48746040 3162010 48153110481531164814703548143229 48146032 48143207 31620406 31620316 48153108 48153118481432348143229 48143219 48143207 31620106 48153131348165311 4814323148143229 48143219 4814320848143207 31620106 4815331348153311 4814323148143219 48143219 48143208481432084814320848143208481432084814320848143208481432084814320848143318 481535318 481535329 4814322448143311 48143203 31620413 3162011 3162 48153421 48153422 4815341848153411 48110004 48128109481289 48153402 48128204 481281245 481294015 481294065 48128204 48128405 3 619210 316 19215 31619114 48110007 3161922231619213 31619223 31619216 31619113 31619223 481294058 28204 48128296481287095481287155481295055 48128207481287085481287025481295065 3161012431610127 31610408 3161012331610128 3161040731610409 31619112 48110008 3161012131610192 31610406 3161040581610503 4812830048 28117 5 7481286096 48129 055 48128807481285135 481291105481291055 48113015 31610208 3161030331610304 BYRD AVE 481285145 48128523548129204548129302S 48128515S 481292015481292056 48128516548128522548129202548129301S 3161020131610301316103023 610305 31610206 316103 3161020931610316 316103153161031331610306 31610311 316103143161031431610312 MINNEWAWA AVE 48113016 KAVILAND AVE 48113005 316112013161120271611203 31611102 31611103316112/131611210 48113010S 481130115 481130095481130235 3161112331611104 CARRETT AVE 48113018 3161112131611107 3 611124 31871117 JENSEN AVE 31605102 CLOVIS AVE 31604058

The Fresno Bee fresnobee.com





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Order Confirmation

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Net Amount	Tax Amount	<u>Total Amount</u>		Payment Amount	<u>Amount Due</u>	
\$2,804.40	\$0.00	\$2,804.40		\$0.00	\$2,804.40	

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

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Materials

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PUBLIC NOTICE

#4060167

CITY OF FRESHO NOTICE OF ENVIRONMENTAL FINDINGS

NEGATIVE DECLARATIONS:

NOTICE IS HEREBY GIVEN THAT a Negative Declaration has been prepared by the City of Fresho 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 test contained within Chapter 14, Article 19 of the Fresno Municipal Code (FMC) related to the use of aircraft on City streets; and, requesting publicization 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 partians of West Spaals Avenue and North Daolittle Drive presently located within the incorporated boundary of the Cay of Fresho on the list of streets within the Sierra Sky Park Map which are excepted from where vehicles and discraft may be used conturrently; and.

Amend the text contained within Chapter 14, Article 19 of the FMC (specifically, §§14-1905), to remove those respective partitions of West Spoatz Avenue and North Doolittle Orive 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 Spacet Avenues as depicted in Eduibit "A" of this initial study; and,

Vacate public street rights-of-way for a partian of West Spoatz Avenue between North Blyth Avenue and North Dacilitle 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 Sierro Sky Park subdivision and County of Fresno. No development is proposed with this application.

EA Nots, P18-00116 / F18-02697; Filed by Bill Robinson with Sci Development Associates on behalf of the property owners, Wesco, LP and Misoki Trusts, and pertains to a General Man 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 parties of an existing 1.44-acre parcel, identified as Assessor Parcel 481-100-04, and a 0.91 acre parties 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 Freena General Ran and Roosevelt Community Plan to re-designate the land use of the subject parcels as follows: the 0.39-acre partian from Residential-Medium Low Density (3.5-6 Dwelling Units/Acre) to Employment-Business Park; 0.91-acre partian from Employment-Business Park to Residential- Medium Low Density (3.5-6 Dwelling Units/Acre).

P18-CO116 proposes to rezoned the subject properties as follows: 0.39-acre partion from RS-4, Single-Family, Medium Low Density, to BP, Business Park/Orban Growth Management/Conditions of Zoning to RS-4, Single-Family, Medium Low Density; 7.72-acres identified as Assessor Parcel 481-100-08 and 5.5-acres identified as Assessor Parcel 481-100-15, 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, Sequaio-Fresno Joint Venture & Sequaia II, LLC, filed a General Plan Amendment, Resone, and Development Permit for an 11,16- acre portion of a 22.81-acre undeveloped parcel located nontheast from the comer of East Nees Avenue and North First Street. Plan Amendment and Resone P18-00826 proposes to amend the Fresna General Plan and the Woodward Park Community Fian to re-designate the land use of the subject property from Commercial Recreation to Madium High Density Residential (12-16 Develling Units/Acre), and Resone From CRC (Commercial-Recreation) to RM-1 (Residential Multi-Family, Medium High Density Development Permit P18-02232 proposes development of a galed 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 resone with a residential density of 16-units to the acre. The project will consist of 16 two stary buildings with four units; a two stary cluthouse that includes 20 are budroom units; 4 separate single-story buildings with 2 budroom units with garage space for each unit; and 20 separate single-story garage single-story buildings providing 184 parking spaces. Site improvements include; the readway extension of North Bond Street (private readway), landscoping, walkways, decorative masonry walls and iron fending/gales, 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 Fresna 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 Assemi 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 propases 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). Easily, 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.