

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

NOTICE OF PUBLIC HEARING

**Plan Amendment P18-03290 Rezone P18-03290, Development Agreement, Addendum to EA
No. A-17-007/R-17-010/ANX-17-005/TPM-2017-06**

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 Article 50, Chapter 15, of the Fresno Municipal Code, will conduct a public hearing to consider Plan Amendment P18-03290 Rezone P18-03290, Development Agreement, Addendum to EA No. A-17-007/R-17-010/ANX-17-005/TPM-2017-06 which was filed Daniel J. Zoldak of Lars Andersen & Associates on behalf of Sylvesta Hall of 2500 MLK, LLC, which proposes to re-designate ±89.68 acres of existing land, previously analyzed under approved Plan Amendment Application No. A-17-007. The proposed development is entitled "West Creek Village Mixed-Use Project."

. The Fresno City Planning Commission will consider and make recommendations on the following:

1. **Addendum:** recommends adoption of the addendum to the previously adopted Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM-2017-06, dated August 2, 2017.
2. **Plan Amendment Application No. P18-03290:** recommends amending the Fresno General Plan and the Southwest Fresno Specific Plan to the following designations on the subject parcel: Medium Density Residential for 19.25 acres, Urban Neighborhood for 29.44 acres, Community Commercial for 10.11 acres, Office for 37.69 acres and Community Park for 19.09 acres to Medium Density Residential for 26.58 acres, Medium High Density Residential for 21.32 acres, Open Space for 11.74 acres, Community Commercial for 3.08 acres, and Regional Commercial for 26.96.
3. **Rezone Application No. P18-03290:** recommends amending the Official Zone Map to rezone the subject property as follows: from 50.18-acres of RS-5 (Residential Single-Family), 21.08-acres of CR (Regional Commercial), 6.48-acres of PI (Public & Institutional), 2.43-acres of CC (Community Commercial), and 9.51-acres of PR (Park and Recreation) to 26.58-acres to RS-5 (Residential Single-Family), 21.32-acres to RM-1 (Residential Multi-Family), 3.08-acres to CC (Community Commercial), 11.74-acres to PR (Park and Recreation), and 26.96-acres to CR (Regional Commercial).
4. **Development Agreement:** recommends approving a Development Agreement between the City of Fresno and 2500 MLK LLC, pertaining to future development of real property situated on the northwest corner of East Jensen Avenue and South Martin Luther King, Jr., Boulevard.

FRESNO PLANNING COMMISSION

Date: Wednesday, January 22, 2020

Time: 6:00 p.m., or thereafter

Place: City Hall Council Chamber, 2nd Floor
2600 Fresno Street, Fresno, CA 93721

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 Planning and Development Department and/or Planning Commission/City Council at, or prior to, the public hearing.

NOTE: This public hearing notice is being mailed to surrounding property owners within 1,000 feet of the project site pursuant to the requirements of Fresno Municipal Code Section 15-5007.

For additional information, contact Rodney Horton, Planning and Development Department, Development Services Division, City Hall, 2600 Fresno Street, Fresno, California 93721-3604, by telephone, 559-621-8181; by fax at 559-498-1026, or via e-mail at Rodney.Horton@fresno.gov. Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070.

Jennifer K. Clark, Director & Secretary
Planning and Development Department & Planning Commission

DATED: December 23, 2019

APN(s): 479-050-01, 479-050-02, 479-050-03, 479-050-06, 479-050-08, 479-060-02, 479-060-03, 479-060-08, 479-060-09, 479-060-10, 479-060-11

SEE MAP ON REVERSE SIDE

Planning and Development Department

2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277 · Fax (559) 498-1026



Rodney Horton
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO ST, ROOM 3043
FRESNO CA 93721-3604

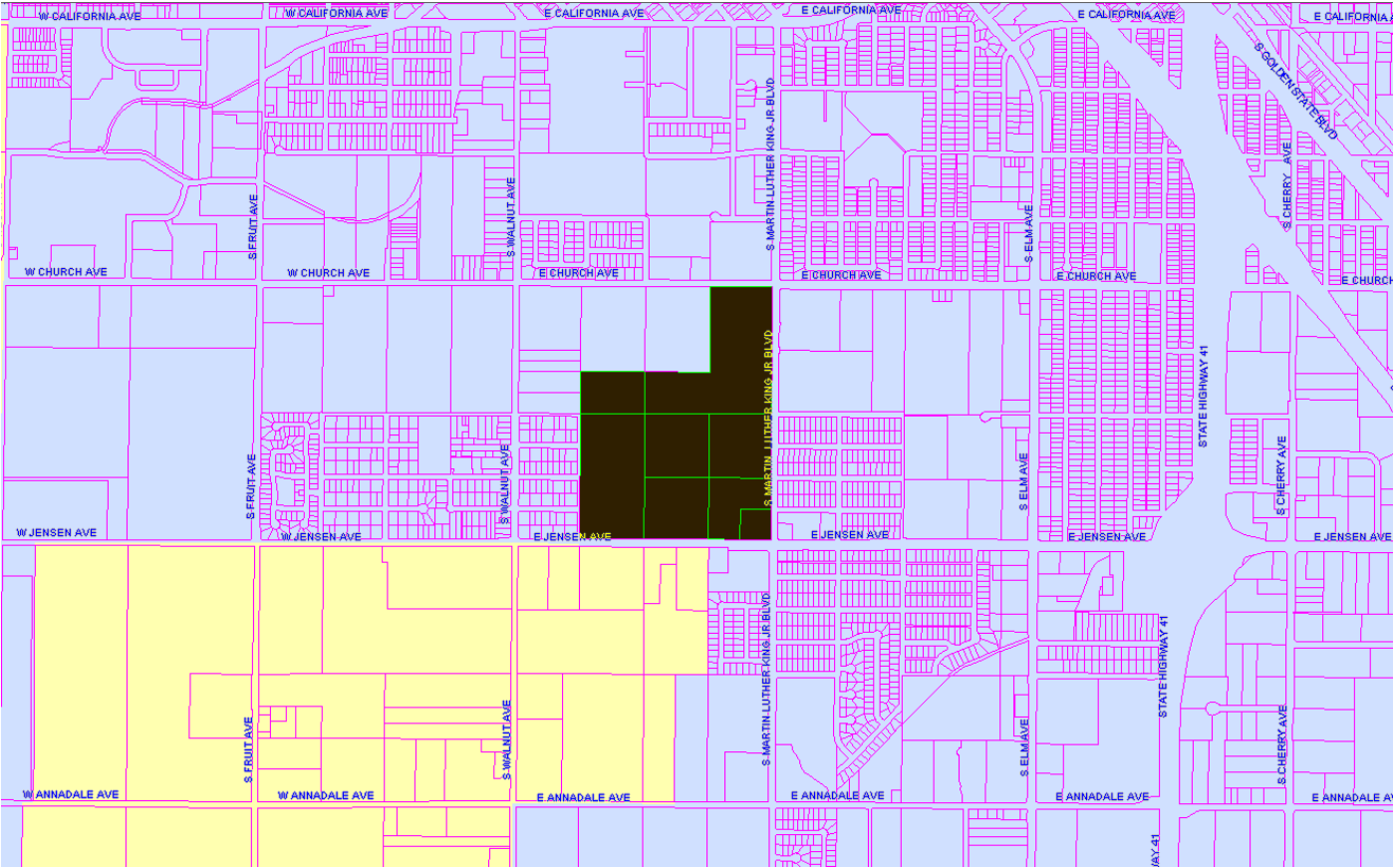
THIS IS A LEGAL NOTICE

Plan Amendment P18-03290 Rezone P18-03290, Development Agreement, Addendum to EA No. A-17-007/R-17-010/ANX-17-005/TPM-2017-06

2458 South Martin Luther King, Jr. Boulevard, Fresno, CA 93706

±89.63-acre parcels located on the northwest corner of East Jensen Avenue and South Martin Luther King, Jr. Boulevard

VICINITY MAP



Subject Property



**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

RE-NOTICE OF PUBLIC HEARING (Continued from January 22, 2020)

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Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM-2017-06**

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FRESNO PLANNING COMMISSION

Date: Wednesday, February 5, 2020

Time: 6:00 p.m., or thereafter

Place: City Hall Council Chamber, 2nd Floor
2600 Fresno Street, Fresno, CA 93721

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 Planning and Development Department and/or Planning Commission/City Council at, or prior to, the public hearing.

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Jennifer K. Clark, Director & Secretary
Planning and Development Department & Planning Commission
DATED: January 22, 2020

APN(s): 479-050-01, 479-050-02, 479-050-03, 479-050-06, 479-050-08, 479-060-02, 479-060-03, 479-060-08, 479-060-09, 479-060-10, 479-060-11

SEE MAP ON REVERSE SIDE

Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277 · Fax (559) 498-1026

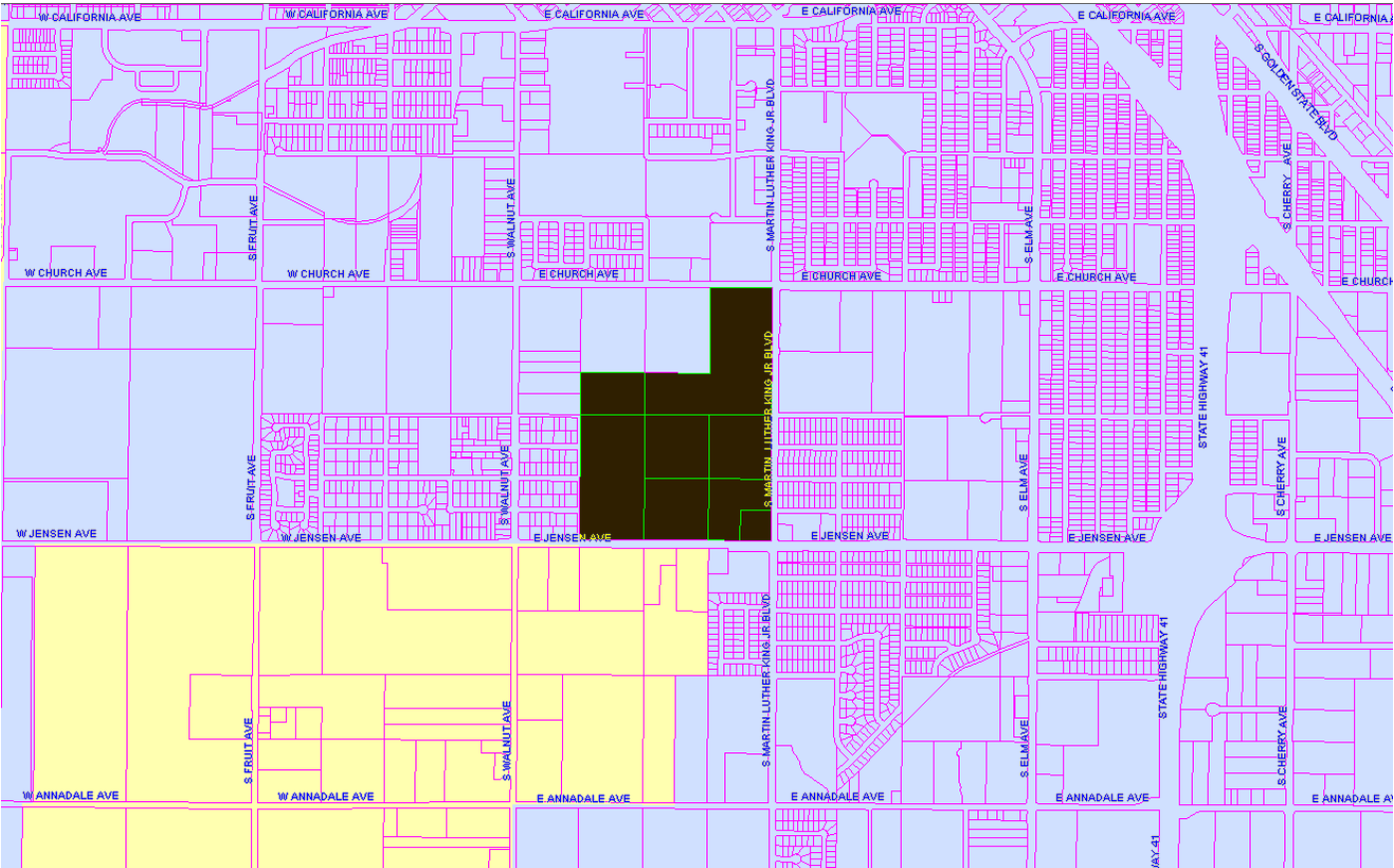


Rodney Horton
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO ST, ROOM 3043
FRESNO CA 93721-3604

THIS IS A LEGAL NOTICE

Plan Amendment P18-03290, Rezone P18-03290, Development Agreement, Addendum to EA No. A-17-007/R-17-010/ANX-17-005/TPM-2017-06
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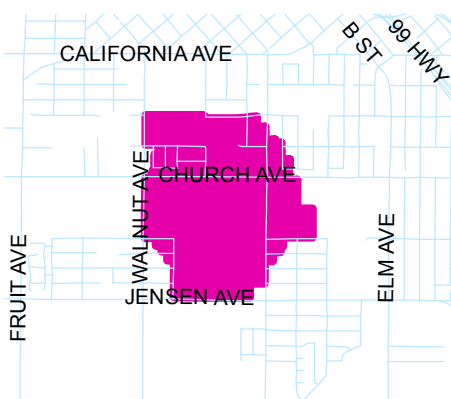


Subject Property



799142 AddrList

Buffered at:1100 Feet, Legal Notices, Owners
47905011T



Address List Map, c:\gisdm6\automap\adrlst.mxd, Fri Dec 20 16:40:26 2019

