

**NOTICE OF THE FRESNO CITY PLANNING COMMISSION  
AND CITY COUNCIL HEARINGS REGARDING THE  
CENTRAL SOUTHEAST AREA SPECIFIC PLAN AND 02413  
AND RELATED ENVIRONMENTAL ASSESSMENT (SCH NO.  
2023020138)**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission and City Council, in accordance with the procedures of Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code (FMC), will conduct public hearings to consider the draft Central Southeast Area Specific Plan and related Environmental Assessment State Clearinghouse (SCH) # 2023020138. These applications have been initiated by the Fresno City Council.

**Project Location.** The Specific Plan Area is approximately 2,000 acres just east and southeast of Downtown Fresno and is bounded by Belmont Avenue to the north, Fourth Avenue to the west, Church Avenue to the south, and Peach Avenue to the east. Additionally, the Specific Plan Area is located within the Roosevelt Community Plan area and overlaps a portion of the Butler/Willow Specific Plan area.

**Project Description.** The project is the adoption of the Central Southeast Area Specific Plan (CSESP). Adoption of the plan would require repeal of the Roosevelt Community Plan and the Butler/Willow Specific Plan and an amendment to the City of Fresno General Plan land use map. In addition, a rezone is proposed to reclassify the zoning on property within the plan area to be consistent with the land uses proposed in the plan. The intent of the CSESP is to refine and build upon the General Plan goals for the area through specific guiding principles, goals, and strategies that were developed based on resident and stakeholder feedback to improve the coordination of public and private development, given the unique opportunities and characteristics of the plan area.

The specific applications filed for the Project are described as follows:

1. **Plan Amendment Application P22-00400** proposes to:
  - a. **Repeal** the Roosevelt Community Plan, pertaining to approximately 15,721 acres, and the Butler/Willow Specific Plan, pertaining to approximately 563 acres.
  - b. **Adopt** the Central Southeast Area Specific Plan and accompanying Planned Land Use Map.
  - c. **Amend** the Planned Land Use Map (Figure LU-1) of the Fresno General Plan to incorporate the land use changes proposed in the Central Southeast Area Specific Plan.
  - d. **Rezone** approximately 136 acres of property within the Central Southeast Area Specific Plan area to be consistent with the planned land uses proposed in the Plan.
2. **Environmental Assessment SCH No. 2023020138:** recommends that a Mitigated Negative Declaration be adopted for the project.

**This published notice is provided in lieu of mailed notices to affected property owners pursuant to Fresno Municipal Code section 15-5007-d.**

Public hearings on these items are scheduled with the Fresno Planning Commission and City Council as noted below. The Planning Commission's recommendation is advisory to the City Council. The City Council's action is final.

<b>FRESNO CITY PLANNING COMMISSION SPECIAL MEETING</b>	<b>FRESNO CITY COUNCIL</b>
Date: Wednesday, May 31, 2023 Time: 6:00 p.m., or thereafter Place: City Hall Council Chambers 2600 Fresno Street, 2nd Floor Fresno, CA 93721	Date: Thursday, June 8, 2023 Time: 10:00 a.m., or thereafter Place: City Hall Council Chambers 2600 Fresno Street, 2nd Floor 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 Planning Commission or City Council for its consideration shall be submitted according to the instructions provided in the respective agendas at least **24 hours prior** to the start of the Planning Commission meeting or to the start of the Council Agenda item being heard, pursuant to the Planning Commission's and 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 Amendments and Rezone applications will be considered by the City Council.

For more information: Copies of the proposed Central Southeast Area Specific Plan and the Environmental Assessment, and related documents may viewed online at [www.fresno.gov/centralsoutheastplan](http://www.fresno.gov/centralsoutheastplan).

Printed copies of the Plan and Environmental Assessment are available at the Planning & Development Department counter, located in Fresno City Hall (Room 3043 at the south end of the third floor), 2600 Fresno Street, Fresno, California 93721. Copies will also be distributed to the Fresno County Main Library Branch as well as the Mosqueda branch library for public availability.

If you have any questions, you may contact Sophia Pagoulatos, Planning Manager, at (559) 621-8062 or via email to [Sophia.Pagoulatos@fresno.gov](mailto:Sophia.Pagoulatos@fresno.gov). **Si necesita información en español, comuníquese con Marisela Martinez al teléfono (559) 621-8038.** Written comments may be sent via email to [Sophia.pagoulatos@fresno.gov](mailto:Sophia.pagoulatos@fresno.gov) or US Mail to:

Sophia Pagoulatos

Long-Range Planning  
Fresno City Hall  
2600 Fresno Street, Rm. 3043  
Fresno, CA 93721

Subject: Central Southeast Area Specific Plan

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