

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

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NOTICE OF PUBLIC HEARING
Vesting Tentative Tract Map No. 6153
Conditional Use Permit No. C-16-045
Rezone No. R-17-001

NOTICE IS HEREBY GIVEN that in accordance with Section 15-3308.B of the Fresno Development Code, the Fresno City Planning Commission will conduct a public hearing to consider Vesting Tentative Tract Map No. 6153, Conditional Use Permit No. C-16-045 and Rezone No. R-17-001, filed by Gary Giannetta, on behalf of McDonald Homes. The application pertains to approximately 13.49 acres of vacant property located between North Friant Road and East Copper Avenue, within the Copper River Ranch Planned Community. The Planning Commission will consider the following:

1. **Conditional Use Permit Application No. C-16-045** proposes a gated development with private streets and modified property development standards, including reduced yard setbacks.
2. **Vesting Tentative Tract Map No. 6153** proposes to subdivide the subject property into a 41 lot single-family residential planned unit subdivision.
3. **Rezone No. R-17-001** proposes to add the "PD" (*Planned Development*) designation to the existing RS-4/CZ (*Single Family Residential District/Conditions of Zoning*) zone designation.
3. **Environmental Assessment No. T-6153/C-16-045 (and addendum)** recommending that a Finding of Conformity to the Fresno General Plan Master Environmental Impact Report be adopted for vesting tentative tract map, conditional use permit and rezone.

FRESNO CITY PLANNING COMMISSION

Date: Wednesday, January 25, 2017

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

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

The above documents are available for public review at the Development & Resource Management Department, 2600 Fresno Street, 3rd Floor, Fresno, California 93721 or by contacting the Development and Resource Management Department at the number listed below.

Any interested person may appear at the public hearing and present testimony in regard to this matter. If you challenge any of 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 Fresno City Planning Commission or contact person below, at, or prior to, the public hearing. The Planning Commission action on the proposed Rezone Application, Vesting Tentative Tract Map, Conditional Use Permit and Environmental Assessment will be considered by the City Council.

NOTE: Fresno Municipal Code Section 15-5007 requires that this notice be sent to owners of property within 1,000 feet of the subject property.

For additional information regarding the above project, contact Israel Trejo, Development and Resource Management Department, Planning Division, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8044, or via e-mail at Israel.Trejo@fresno.gov.

Dated: January 13, 2017

JENNIFER K. CLARK, Secretary

Assessor's Parcel No. 579-074-06

Fresno City Planning Commission