



NOTICE OF PUBLIC HEARING

CITY OF FOWLER CITY COUNCIL

ZONING TEXT AMENDMENT NO. 17-01 CONSIDERATION OF ZONING TEXT AMENDMENT 17-01 CONSIDER UPDATE TO THE RESIDENTIAL ACCESSORY DWELLING UNIT ORDINANCE (CITY OF FOWLER)

NOTICE IS HEREBY GIVEN that the Fowler City Council will hold a public hearing on Tuesday, May 16, 2017 at 7:00 p.m. or as soon thereafter as the matter can be heard, at the City Hall Council Chambers at 128 S. 5th Street, Fowler, California, to consider the following application:

Zoning Text Amendment No. 17-01: The City of Fowler currently allows for Secondary Residential Units in Single-Family and Multi-Family Zones pursuant to Article 21 of the Fowler Zoning Ordinance. The California Department of Housing and Community Development proposed updating California Government Code Section 65852.2 and adding California Government Code Section 65852.22 to better implement the accessory dwelling unit concept. The proposed updates and additions to the California Government Code took effect on January 1, 2017. The City of Fowler has initiated Zoning Text Amendment No. 17-01 to update the Fowler Ordinance to be in compliance with the California Government Code and the overall goals of the California Department of Housing and Community Development with the implementation of residential accessory dwelling units and junior accessory dwelling units in single-family and multi-family zone districts.

Planning Commission Recommendation: On April 6, 2017, the Fowler Planning Commission recommended that the Fowler City Council adopt the update to the residential accessory dwelling unit ordinance.

Environmental Finding: The City has determined that the above referenced project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15305 (Class 5) of the CEQA Guidelines - Minor Alterations in Land Use Limitations. Class 5 consists of minor alterations in land use limitations which do not result in any changes in land use or density.

The City Council requests your participation and the public is welcome to speak at the hearing. If you challenge any action in court, you may be limited to only those issues raised at the public hearing, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing. Staff reports on these matters will be available to the public at least three days prior to the hearing and may be reviewed at Fowler City Hall located at 128 S. 5th Street. Any questions regarding this notice should be directed to Dawn E. Marple, City Planner, at 559/834-3113, ext. 122.