

Exhibit G – Public Hearing Notice & Noticing Map

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING FOR DEVELOPMENT PERMIT APPLICATION NO. P22-00565
AND RELATED ENVIRONMENTAL ASSESSMENT

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 (FMC), will conduct a public hearing to consider the items below, pertaining to ±14.78 acres of property located on the southwest corner of East North and South East Avenues. The project proposes construction of a ±206,881 square-foot warehouse building with general office space, truck wash, and truck maintenance shop on a vacant site. The project will be utilized as a storage, offices, and truck repair for a food and beverage company (Reyes Coca-Cola Bottling, LLC). The property is zoned IH (*Employment – Heavy Industrial*). The project was approved by the Director on October 28, 2022 and is being considered by the Planning Commission based upon appeals received from members of the public. The planning commission will consider the following actions:

1. **Environmental Assessment No. P22-00565**, dated October 28, 2022, a determination that the proposed project is consistent with the existing general plan, community plan, and zoning per Section 15183 of the State of California Environmental Quality Act (CEQA); and,
2. **Development Permit No. P22-00565**: Staff recommends the Planning Commission **DENY** the appeals and **UPHOLD** the action of the Planning and Development Department Director to approve Development Permit Application No. P22-00565, which requests construction of a ±206,881 square-foot warehouse building with general office space, truck wash, and truck maintenance shop.

FRESNO CITY PLANNING COMMISSION

Date/Time: Wednesday, December 21, 2022 at 6:00 p.m. or thereafter

Place: City Hall Council Chamber, 2nd Floor, 2600 Fresno Street, Fresno, CA 93721; or, watch the live broadcast via the Zoom link located on the Planning Commission agenda found here: <https://fresno.legistar.com/Calendar.aspx>

In response to COVID-19, City Hall Council Chambers and City Hall will be open to the public at limited capacity for Planning Commission hearings to allow for social distancing. Any interested person may also participate electronically during the public hearing to speak in favor or against the project proposal, by either Zoom meeting or telephone with instructions provided on the Planning Commission Agenda, and present written testimony at least 24 hours in advance, via an eComment or by email to PublicCommentsPlanning@fresno.gov (cc thomas.veatch@fresno.gov). All documents submitted to the Planning Commission for its consideration prior to or at the hearing shall be submitted to the Planning Commission at least 24 hours prior to the Commission agenda item being heard, pursuant to the Planning Commission rules and procedures, or they may be excluded from the administrative record of proceedings.

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 at, or prior to, the public hearing. The Planning Commission action on the proposed Planned Development, Development Permit, and Environmental Assessment will be final unless appealed to the City Council.

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

All documents related to this project are available for public review at the Planning and Development Department at the address listed below or electronic copies may be requested by contacting the Planner at the number listed below. Documents are available for viewing at City Hall during normal business hours (Monday-Friday, 8 a.m.-5 p.m.) by appointment only. **Please contact the Planner listed below via e-mail or by phone to request electronic copies or schedule an appointment to view documents.**

For additional information, contact **Thomas Veatch**, Planning and Development Department, by telephone at **(559) 621-8076**, or via e-mail at thomas.veatch@fresno.gov. ***Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070.***

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, HDFP, Director

Dated: December 9, 2022

Assessor's Parcel No(s). 329-090-16, 17

Planning and Development Department
2600 Fresno Street, Room 3043 • Fresno, CA 93721 • Phone (559) 621-8277

THIS IS A LEGAL NOTICE REGARDING
791 and 971 East North Ave
P22-00565

VICINITY MAP



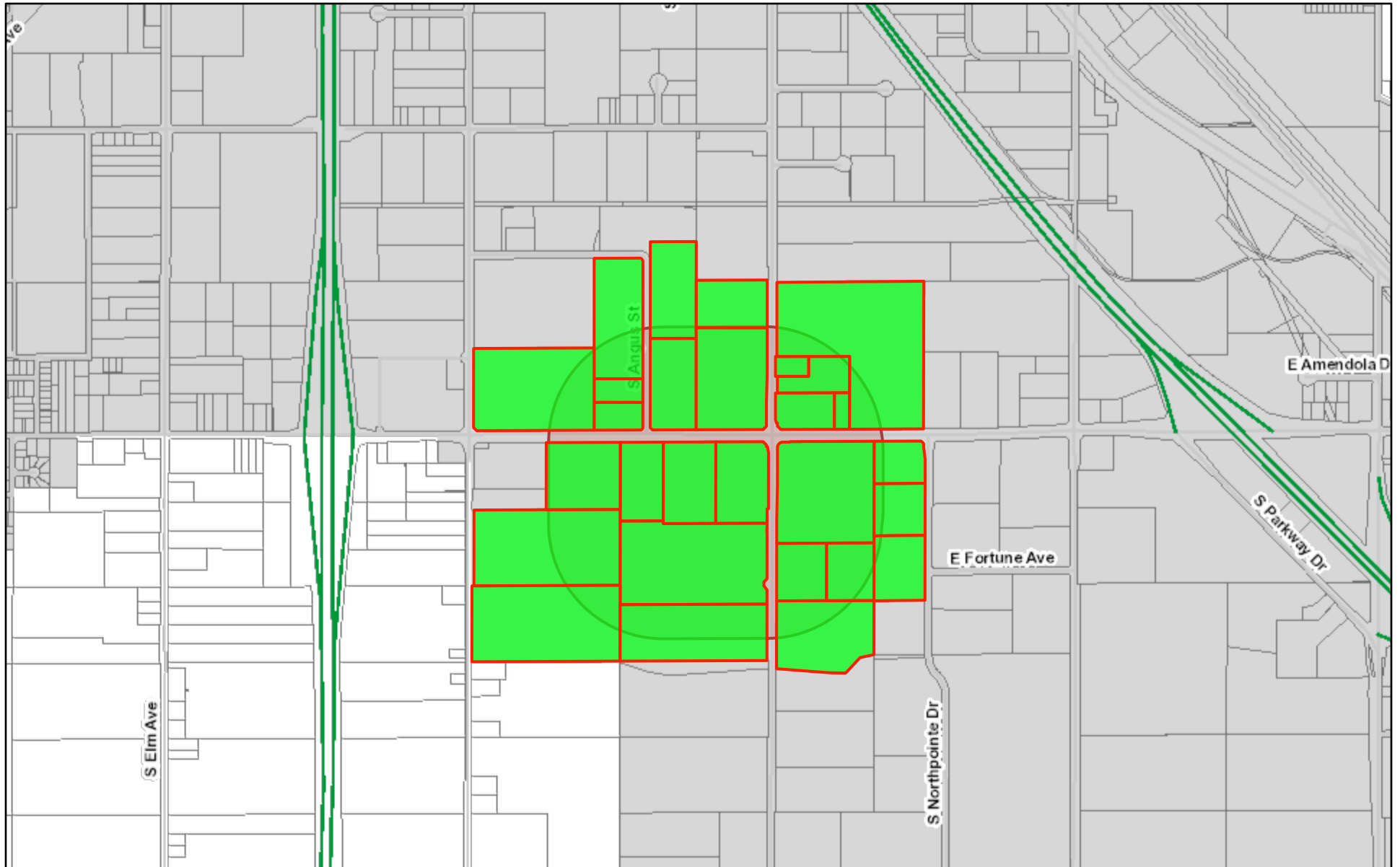
LEGEND

- Subject Property
- Proposed building


PROJECT SITE
±14.78 acres



PHN Map



12/8/2022, 9:56:24 AM

-  Override 1
-  Override 1

