

Exhibit F

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

**NOTICE OF PUBLIC HEARING
REZONE APPLICATION NO. P23-03475 &
DEVELOPMENT PERMIT APPLICATION NO. P23-00186**

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, filed by Jard Brandt, on behalf of Centerline Design, pertaining to an approximately 1.96-acre parcel of property located at 3147 East Gettysburg Avenue, on the northeast corner of North First Street and East Gettysburg Avenue:

1. **Environmental Assessment No. P23-03475/P23-00186:** A Mitigated Negative Declaration dated January 26, 2024, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines; and
2. **Rezone Application No. P23-03475:** Requests authorization to rezone the subject property from the O/cz (*Office/conditions of zoning*) zone district to the O (*Office*) zone district in order to remove conditions of zoning tied to the approximately 1.96 acres of property located at 3147 East Gettysburg Avenue; and
3. **Development Permit Application No. P23-00186:** Requests the authorization to construct an approximately 11,360 square foot medical office (clinic) building and one pad for construction of an approximately 5,010 square foot future medical office (clinic) building on the subject property, subject to compliance with the Conditions of Approval dated February 21, 2024.

FRESNO CITY PLANNING COMMISSION

Date/Time: Wednesday, February 21, 2024 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>

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 Michael.Tran@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 Rezone, Development Permit, and Environmental Assessment will be considered by 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 **Michael Tran**, Planning and Development Department, by telephone at **(559) 621-8041**, or via e-mail at Michael.Tran@fresno.gov. ***Si necesita información en Español, comuníquese con Valeria Ramirez al teléfono (559) 621-8046.***

PLANNING AND DEVELOPMENT DEPARTMENT

Jennifer K. Clark, AICP, HDFP, Director

Dated: February 8, 2024

Assessor's Parcel No(s). 427-261-25 and 427-261-26

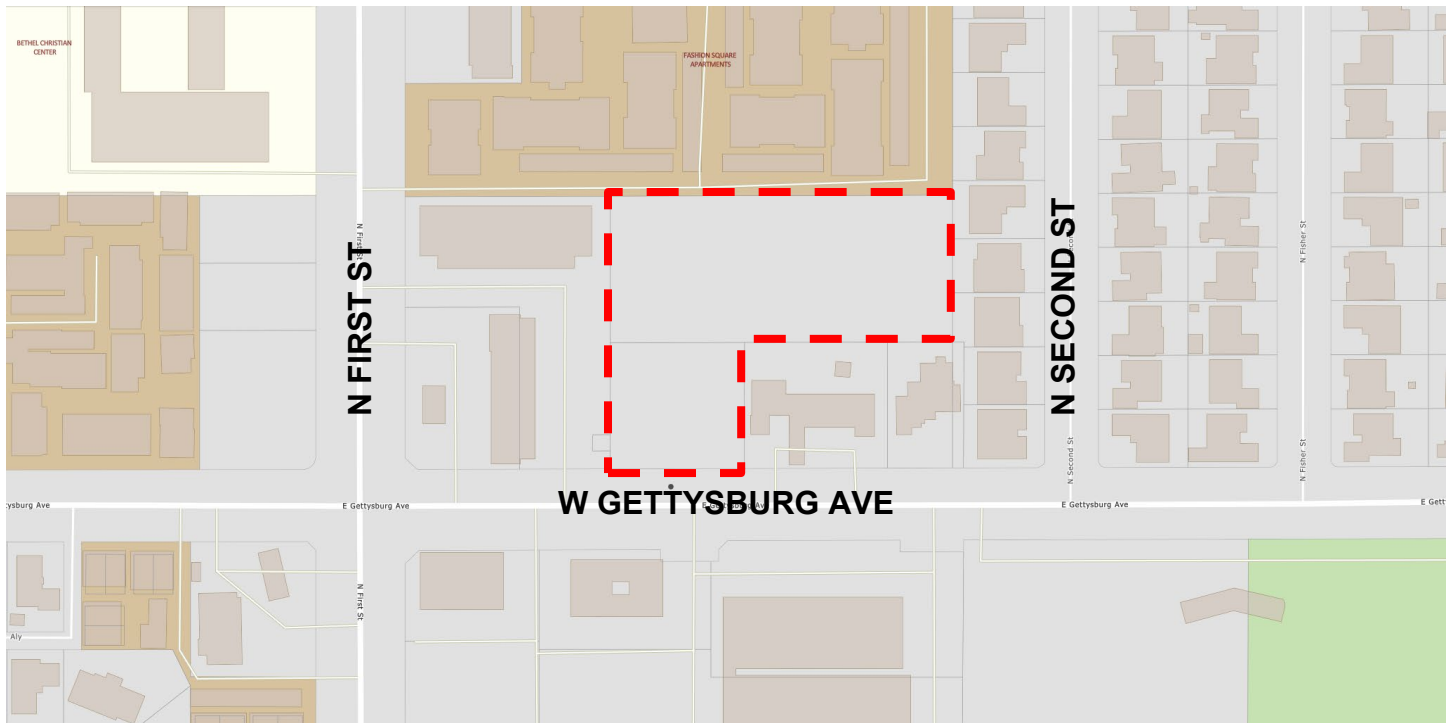
SEE MAP ON REVERSE SIDE

Planning and Development Department

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

THIS IS A LEGAL NOTICE REGARDING
3147 East Gettysburg Avenue S/A
P23-03475/P23-00186

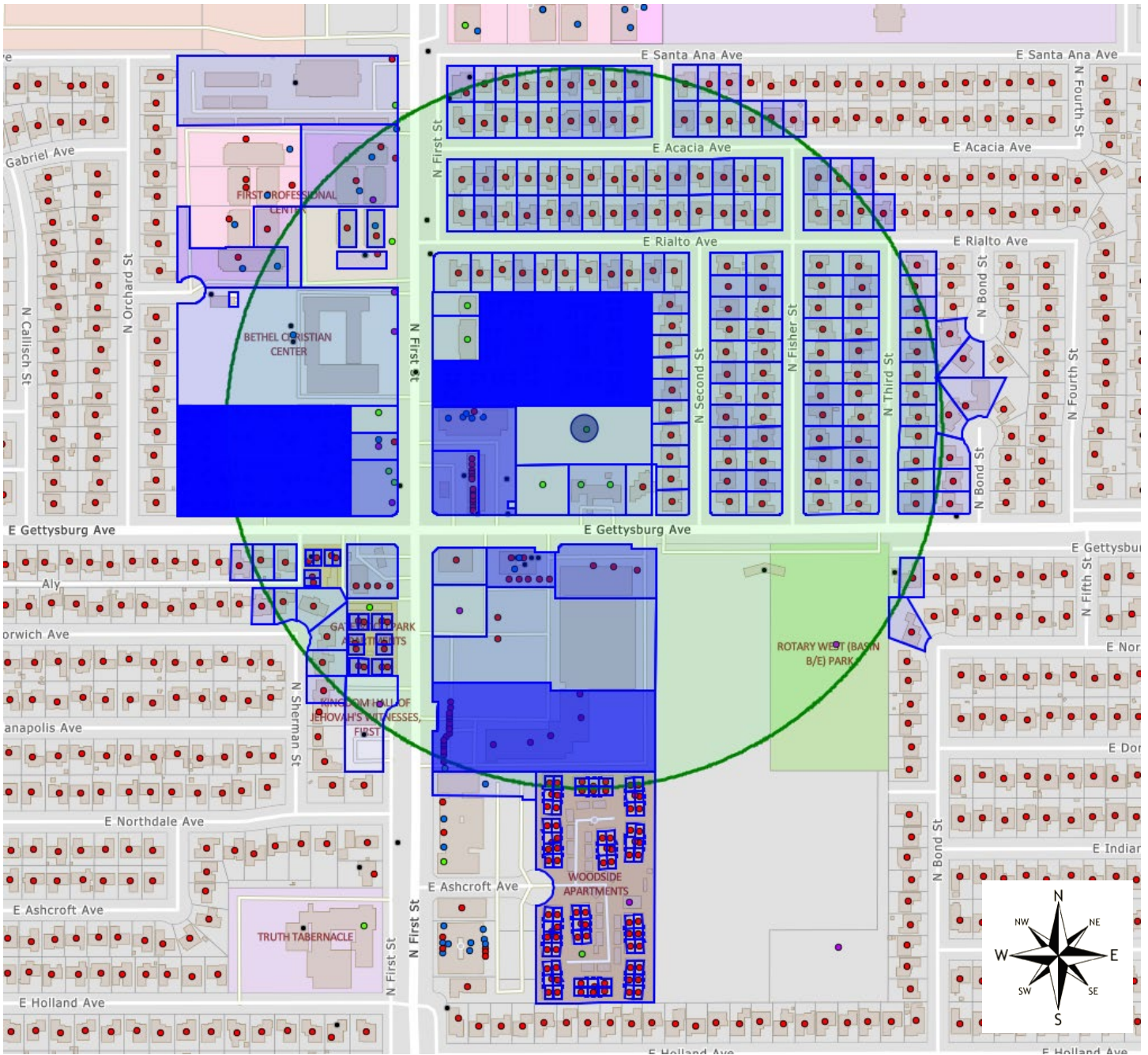
VICINITY MAP



Project Area 



Public Notice Hearing Radius Map



Legend



Subject Property



Noticing Boundary