

Exhibit H – Public Hearing Notice & Noticing Map

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING FOR PLAN AMENDMENT/REZONE APPLICATION NOS. P22-01086, DEVELOPMENT PERMIT APPLICATION NO. P21-06232 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, which pertain to ±2.20 acres of vacant property located on the west side of North Chestnut Avenue, between East Shepherd and East Teague Avenues. The Planning Commission will consider the following recommendations (to City Council):

1. **Environmental Assessment No. P22-01086/P21-06232** recommends adoption of the Mitigated Negative Declaration dated March 24, 2023, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA); and,
2. **Plan Amendment Application No. P22-01086** proposes to amend the Fresno General Plan to change the planned land use designation for the subject property from Residential – Medium Low Density to Residential - Medium High Density; and
3. **Rezone Application No. P22-01086** proposes to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-4 (*Residential Single Family, Medium Low Density*) to RM-1 (*Residential Multi-family - Medium High Density*) zone district; and
4. **Development Permit No. P21-06232** proposes to construct a 32-unit apartment complex consisting of four (4) 5,750 square-foot two-story buildings and a 1,069 square-foot leasing and manager's office on a vacant parcel.

FRESNO CITY PLANNING COMMISSION

Date/Time: Wednesday, April 5, 2023 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 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's recommendation on the proposed entitlements and environmental assessment will be considered by 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. Electronic copies may be requested by contacting the Planner at the number listed below. Documents are available for viewing at City Hall during regular business hours (Monday-Friday, 8 a.m.-5 p.m.) by appointment only. **Please contact the Planner below via email or 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

Date: March 24, 2023

Assessor's Parcel No. 403-532-28

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

THIS IS A LEGAL NOTICE REGARDING
8715 North Chestnut Avenue
P22-01086/P21-06232

VICINITY MAP



LEGEND

Subject Property



**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

**NOTICE OF PUBLIC HEARING
ON THE APPLICATION LISTED BELOW**

NOTICE IS HEREBY GIVEN that the Fresno City Council, 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 Ubaldo Garcia of Villa Di Ubaldo, on behalf of John Ashley of Fresno Newbury LP, pertaining to approximately ±2.20 acres of property located on the west side of North Chestnut Avenue, between East Shepherd Avenue and East Teague Avenue. At the hearing, the following will be considered::

1. Mitigated Negative Declaration as prepared for Environmental Assessment No. P22-01086/P21-06232, dated March 28, 2023, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA); and,
2. Plan Amendment Application No. P22-01086, requesting authorization to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for the subject ±2.20 acre property from Residential – Medium Low Density to Residential - Medium High Density; and
3. Rezone Application No. P22-01086, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the ±2.20 acre subject property from the from RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management Area*) to RM-1/UGM (*Residential Multi-family - Medium High Density/Urban Growth Management Area*) zone district in accordance with the Plan Amendment Application; and
4. Development Permit Application No. P21-06232, requesting authorization to construct a 32 unit apartment complex consisting of four (4) 5,750 square-foot two-story buildings and a 1,069 square-foot leasing and managers office on a vacant parcel, subject to compliance with the Conditions of Approval dated April 5, 2023.

FRESNO CITY COUNCIL

Date/Time: Thursday, May 11, 2023 at 10:00 a.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 City Council 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 Zoom meeting with instructions provided on the City Council Agenda, and present written testimony at least 24 hours in advance, pursuant to the City Council rules and procedures, or they may be excluded from the administrative record of proceedings. If you challenge the above application(s) 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/City Council at, or prior to, the public hearing. The Fresno City Planning Commission considered this application at its meeting on April 5, 2023, and voted to recommend approval.

NOTE: This public hearing notice is being mailed 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 regarding this project, contact **Thomas Veatch**, Planning and Development Department, Development Services Division, 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.***

Jennifer K. Clark, AICP, HDFP, Director
Planning and Development Department

Dated: April 28, 2023

Assessor's Parcel No(s). 403-532-28

SEE MAP ON REVERSE SIDE

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

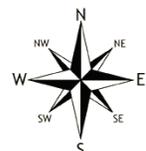
THIS IS A LEGAL NOTICE REGARDING
8715 North Chestnut Avenue
P22-01086/P21-06232

VICINITY MAP

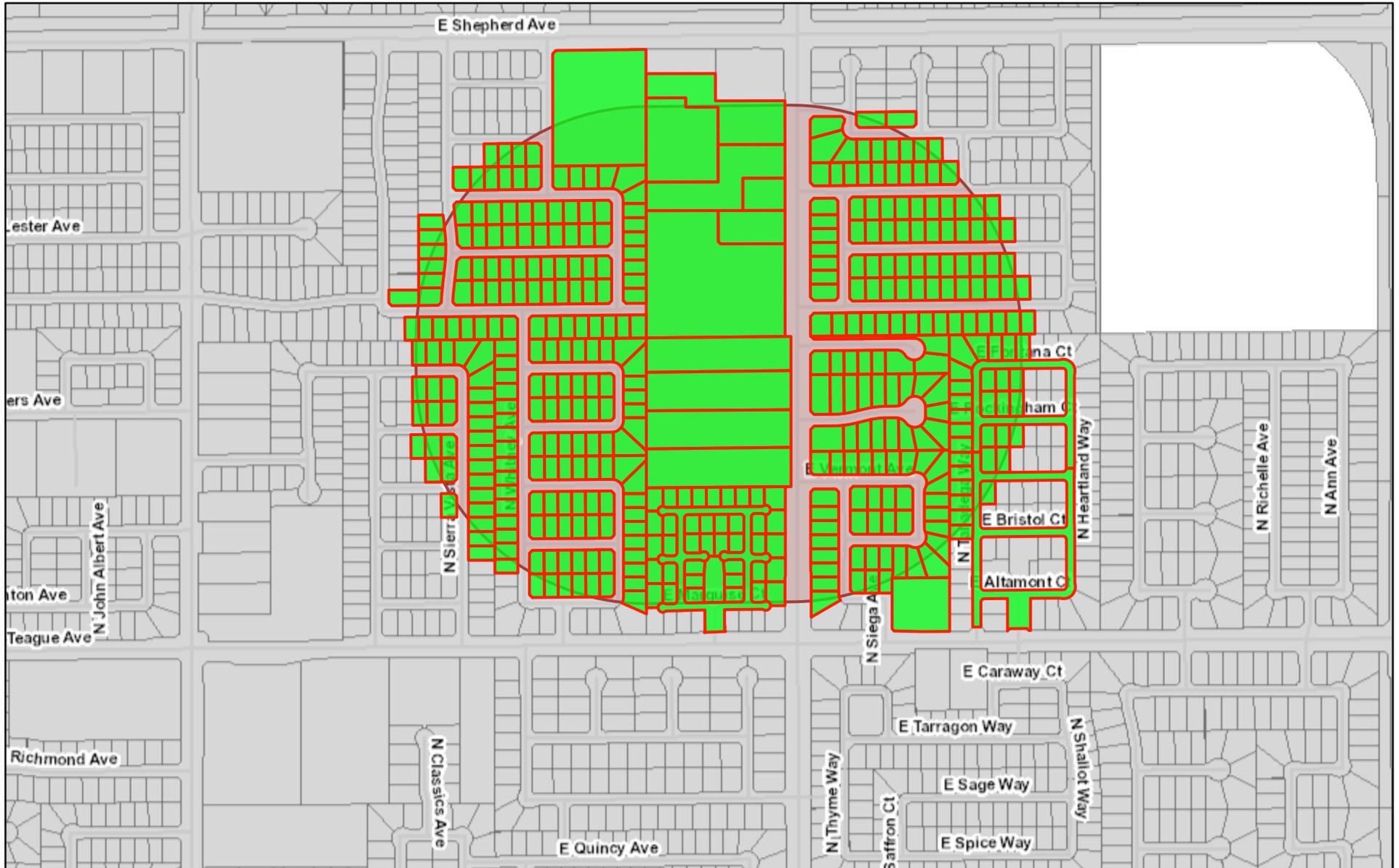


LEGEND

Subject Property



Properties within 1000 feet



10/24/2022, 8:44:52 AM

-  Override 1
-  Override 1

