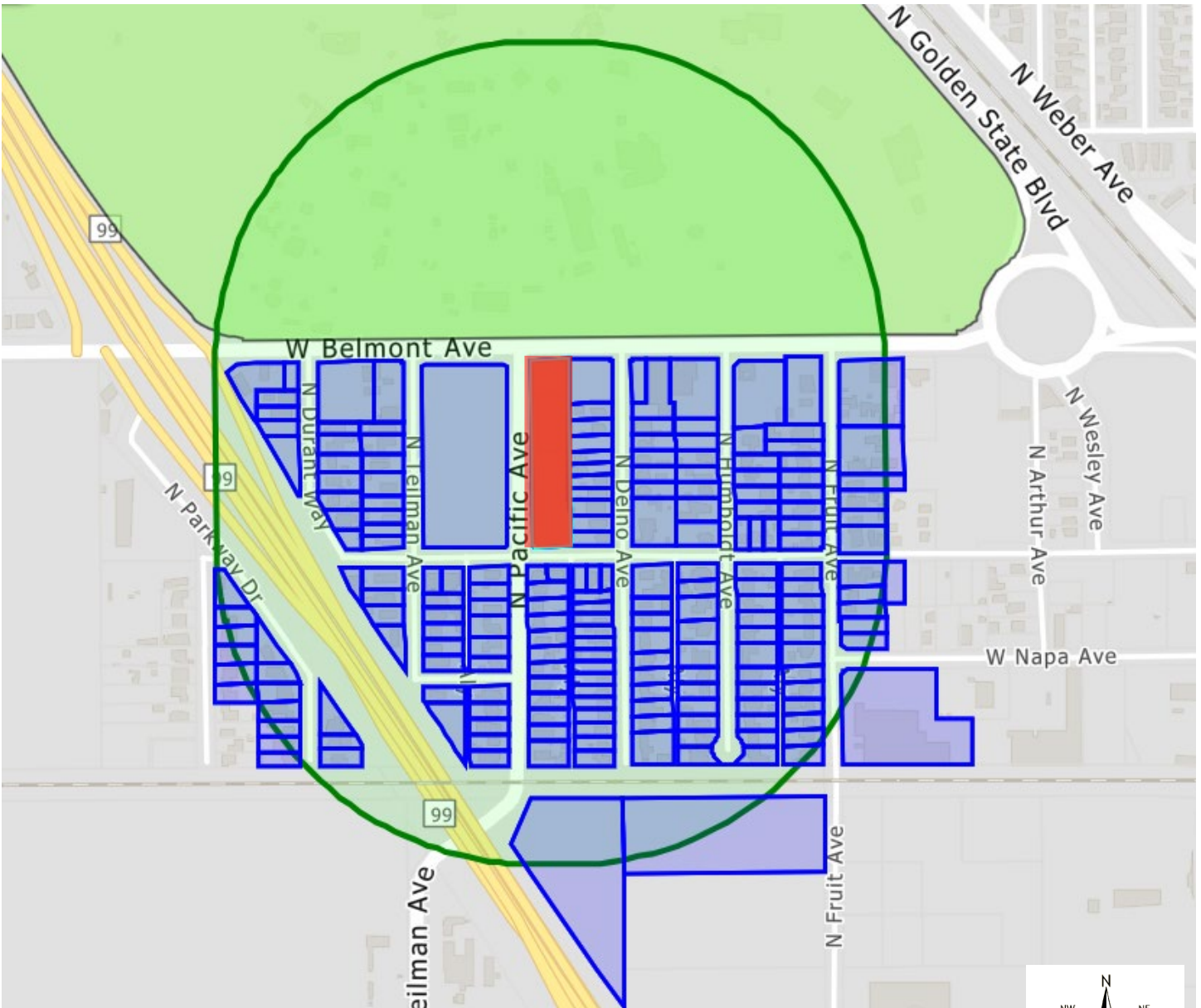


Exhibit I

Noticing Map

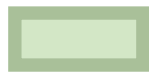
741 West Belmont Avenue



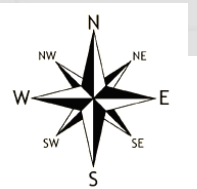
Legend



Subject Property

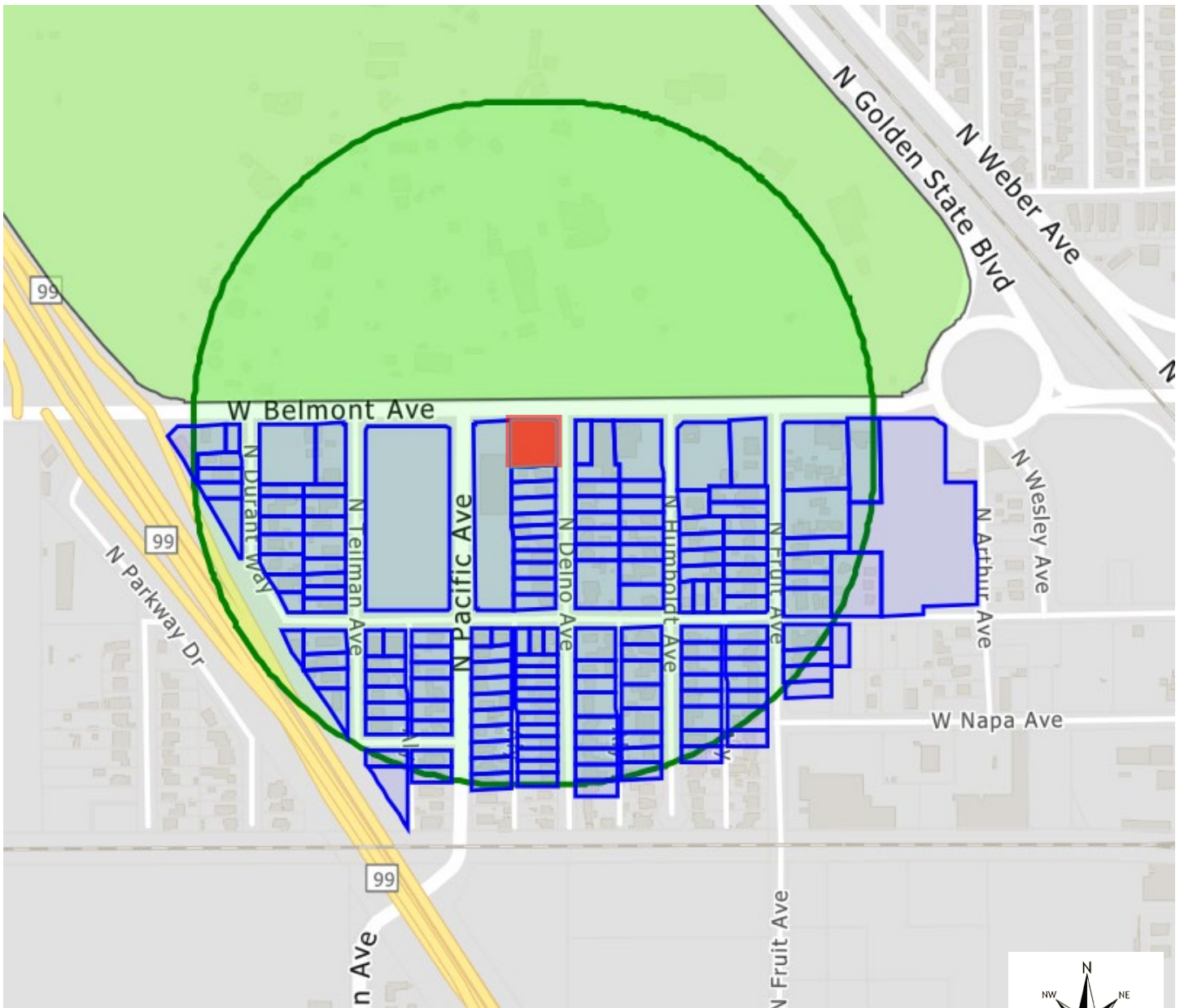


Noticing Boundary



Noticing Map

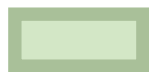
705 West Belmont Avenue



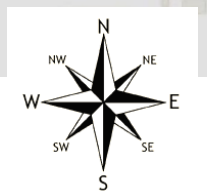
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Subject Property



Noticing Boundary



CITY OF FRESNO
 PLANNING AND DEVELOPMENT DEPARTMENT
 NEIGHBORHOOD NOTIFICATION

Please Note: You are receiving this notice because you own property within 1,000 feet of a property that has requested a special permit for a use described below. For this type of permit, the Fresno Municipal Code (FMC) requires that the City give notice to surrounding property owners to provide the opportunity to express concerns or protest the special permit. Further information is provided below. If you have no concerns regarding the permit, no response is needed.

NOTICE IS HEREBY GIVEN that the Planning and Development Department Director, in accordance with Common Procedures of the FMC, Section 15-5007, Section 15-5903, and Section 15-5305 will take action on the applications below:

Application Type and Number:	Planned Development Application No. P23-03785
Applicant:	Dan Zack of Zack Urban Solutions, on behalf of Golden Charter Academy
Location:	705 West Belmont Avenue and 741 West Belmont Avenue; Located on the south side of West Belmont Avenue between North Pacific and North Delno Avenues (APNS: 458-121-17 and 458-121-19).
Application Description:	Planned Development Application No. P23-03785 (in conjunction with related Development Permit Application No. P23-03784) pertains to the ±2.35 acres located at the property described above. A modification to multiple development standards of the Fresno Municipal Code is requested to create an enhanced and innovative design for the proposed ±34,499 square-foot K-8 charter school (The Golden Charter Academy). The new campus in the Parkside neighborhood will have 480 students and 60 employees at maximum enrollment. There will be 19 classrooms which will be oriented along linear courtyards which facilitate ample outdoor play and learning.
Zone District:	NMX (<i>Neighborhood Mixed-Use</i>)
Protest Deadline:	March 31, 2024, at 5:00 p.m.

The purpose of this notice, at this time, is only to solicit public input and provide members of the public with the opportunity to communicate comments or concerns for consideration prior to the Director making a final determination for project action. In the event you wish to provide comments for consideration, you may do so by written letter sent via postal mail to the address below or via written e-mail to PublicCommentsPlanning@fresno.gov (cc Brittany.Martin@fresno.gov). Comments must include your interest in or relationship to, the subject property and specific reason(s) why you believe the project should or should not be approved.

ANY WRITTEN comments, concerns, or requests for notification of final project action must be submitted to this office prior to close of business on:

March 31, 2024

If you wish to be notified of the Director's final action in order to be provided with an opportunity to formally appeal said action, you must specify in your written comments that you wish to be notified of the final project action. If no written request for notification of final project action is included in the written comments, you will not be notified of the Director's final action, and no further communication or notice will be sent. Once the Director takes final action, there will be a 15-day appeal period. Unless otherwise specified in governing state or federal law, all formal appeals shall be filed with the Director in writing within 15 days of the date of the Director's final project action, decision, CEQA determination, motion, or resolution from which the final action is taken. Failure to object to the Director's final action and/or state said reasons prior to the decision might bar any later court challenge to the project approval.

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 regular business hours (Monday-Friday, 8 a.m.-5 p.m.) by appointment only. **Please contact the Planner below via e-mail or phone to request electronic copies or schedule an appointment to view documents.**

For additional information, contact **Brittany Martin**, Planning and Development Department, by telephone at **(559) 621-8059** or via e-mail at Brittany.Martin@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: March 21, 2024
 Assessor's Parcel No(s). 458-121-17 and 458-121-19

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



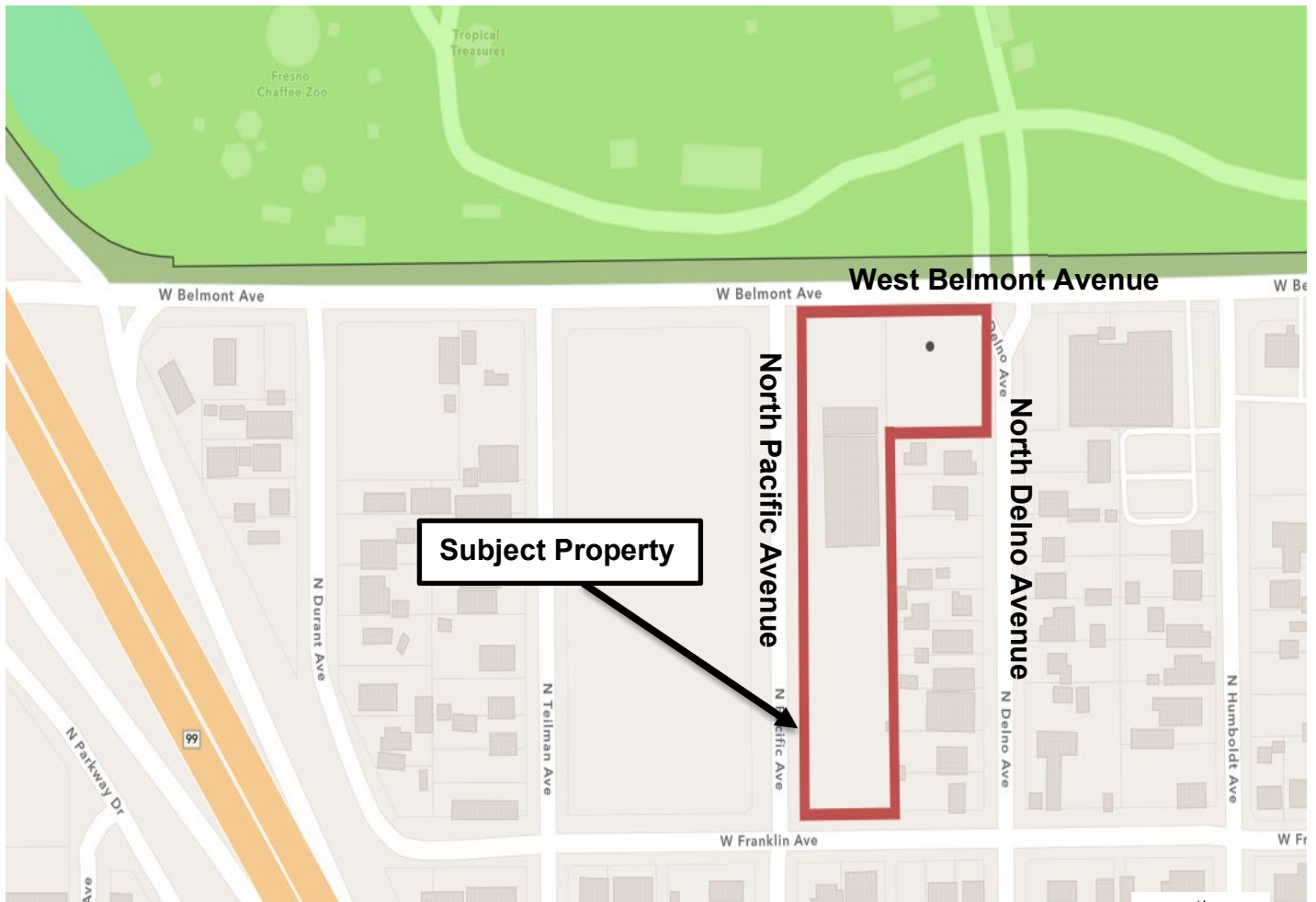
Brittany Martin

PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO STREET, ROOM 3043
FRESNO, CA 93721

THIS IS A LEGAL NOTICE

705 West Belmont Avenue and 741 West Belmont Avenue
P23-03785

VICINITY MAP



Legend

Subject Property



CITY OF FRESNO
 PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF ACTION GRANTING
DEVELOPMENT PERMIT APPLICATION NO. P23-03784 & RELATED PLANNED DEVELOPMENT
APPLICATION NO. P23-03785

NOTICE IS HEREBY GIVEN that the Planning and Development Department Director, in accordance with Fresno Municipal Code (FMC) Section 15-5009, has approved Development Permit Application No. P23-03784 and Planned Development Permit No. P23-03785 filed by Dan Zack on behalf of Golden Charter Academy, pertaining to ±2.31 acres of property located at 741 and 705 West Belmont Avenue, on the south side of West Belmont Avenue, between North Pacific and North Delno Avenues. The applicant requests authorization to construct a new Kindergarten through Eighth Grade (K-8) charter school consisting of four buildings totaling ±26,914 square feet with a ±12,735 square-foot overhang/patio area. Additional improvements include new paving, a trash enclosure, landscaping, children’s play area, student drop off/pick up zone, bike rack, water feature, sidewalks, drive approaches, gates, fencing, utilities, and thirty-three (33) parking spaces. The project also includes a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 dated August 13, 2024. The property is zoned NMX (*Neighborhood Mixed-Use*). The special permit has been granted subject to compliance with the Conditions of Approval, dated August 30, 2024. *

*This document is available for review at the Planning and Development Department, located at 2600 Fresno Street, 3rd Floor, Fresno, California 93721. 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 phone to request electronic copies or schedule an appointment to view documents.**

Development Permit Application No. P23-03784 was granted subject to the following findings:

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5206	
<i>The Director or Planning Commission may only approve a Development Permit application if it finds that the application is consistent with the purposes of this article and with the following:</i>	
<i>a. The applicable standards and requirements of this Code.</i>	
Finding a:	Pursuant to FMC Table 15-1103 (Use Regulations – Mixed-Use Districts), the proposed Charter School is permitted in the NMX (<i>Neighborhood Mixed-Use</i>) zone district subject to approval of a Development Permit. Development Permit Application No. P23-03784 will comply with the NMX zone district and with all applicable codes, except for those specifically modified by the related Planned Development Permit application, given that the special conditions of project approval issued for the project will be complied with prior to the construction of the structures and development of the site.
<i>b. The General Plan and any operative plan or policies the City has adopted.</i>	
Finding b:	Development Permit Application No. P23-03784 is consistent with the Neighborhood Mixed-Use planned land use designation for the project site and complies with the design guidelines of the Development Code except for those specifically modified by the related Planned Development Permit application, subject to the Conditions of Approval dated August 30, 2024.
<i>c. Any applicable design guidelines adopted by the City Council.</i>	
Finding c:	The proposed project is consistent with the site design and façade design development standards provided in the NMX (<i>Neighborhood Mixed-Use</i>) zone district, and applicable design guidelines adopted in the Fresno General Plan except for those specifically modified by the related Planned Development Permit application, subject to the Conditions of Approval dated August 30, 2024.
<i>d. Any approved Tentative Map, Conditional Use Permit, Variance, or other planning or zoning approval that the project required.</i>	
Finding d:	The proposed project does not require a Tentative Map, Conditional Use Permit, Variance, or other planning or zoning approval. All special conditions required for the proposed project have been incorporated into the Conditions of Approval which shall be met prior to the issuance of building permits/occupancy. Furthermore, the applicant is required to submit corrected exhibits, inclusive of all conditions of approval, which will ensure that all requirements are met.
<i>e. Fresno County Airport Land Use Compatibility Plan (as may be amended) adopted by the Fresno County Airport Land Use Commission pursuant to California Public Utilities Code Sections 21670—21679.5.1.</i>	

Finding e:	<p>The proposed project is situated within Fresno County Airport's Land Use Compatibility Plan (ALUCP) area of influence, specifically within Fresno-Chandler Executive Airport's (FCH) Safety Zone 6 – Traffic Pattern Zone with the subject parcel categorized as "Urban". This zone imposes no maximum limit on non-residential intensity for "Urban" parcels, with a mandatory minimum of 10% open land, applied at the zone level typically through community or specific plans, and also relevant to large-scale developments (10 acres or more). Prohibited activities within Traffic Pattern Zone 6 include hazards to flight safety, such as tall structures, visual obstacles, and electronic interference, as specified in FAA Advisory Circular 150/5200-33B. Restrictions also encompass land uses like golf courses and certain crops known to attract wildlife, as well as high-intensity facilities such as outdoor stadiums.</p> <p>Additional development conditions involve an airport disclosure notice requirement, airspace review for structures exceeding 100 feet in height, and restrictions on new constructions penetrating 14 CFR Part 77 surfaces or within 50 feet of such terrain. The proposal mandates ALUC review for developments primarily serving vulnerable occupants (defined as children, the elderly, and people with disabilities) within 3,000 feet from the side of the runway and 5,000 feet from the end of the runway. In addition to the prohibited uses, any use whose primary purpose is to serve vulnerable occupants within the runway vicinity is strongly discouraged.</p> <p>Based on the criteria provided, the proposed Charter School is not a listed prohibited use, the proposed project is meeting the criteria of the open space requirements, and although the proposed use includes vulnerable occupants, it is located ± 5,174 feet away from the end, and ± 5,894 feet away from the side of the FCH runway which exceeds the minimum required distances for ALUC review. The proposed maximum building height for the school is 29 feet 6 inches which is under the maximum height threshold of 100 feet for structures and 50 feet within the conical surface. Therefore, it is anticipated there will be no adverse impacts on Fresno-Chandler Executive Airport because of the proposed project and the use is consistent with the Fresno County Airport Land Use Compatibility Plan.</p>
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Planned Development Application No. P23-03785 was granted subject to the following findings:

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5905	
<i>The Director or Planning Commission may only approve a Planned Development Permit application if it finds that the application is consistent with the purposes of this article and with the following:</i>	
<i>a. The proposed development is consistent with the General Plan, any applicable operative plan, and adopted policies, including the density and intensity limitations that apply; and</i>	
Finding a:	<p>As proposed, the project will be consistent with many of the goals, objectives, and policies of the Fresno General Plan including but not limited to:</p> <p>Goal 7: Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.</p> <p>Goal 8: Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.</p> <p>Goal 9: Promote a city of healthy communities and improve quality of life in established neighborhoods.</p> <p>Policy LU-1-a: Promote Development within the Existing City Limits as of December 31, 2012. Promote new development, infill, and rehabilitation of existing building stock in the Downtown Planning Area, along BRT corridors, in established neighborhoods generally south of Herndon Avenue, and on other infill sites and vacant land within the city.</p> <p>Policy UF-12-b: Activity Centers. Mixed-use designated areas along BRT and/or transit corridors are appropriate for more intensive concentrations of urban uses. Typical uses could include commercial areas; employment centers; schools; compact</p>

	<p>residential development; religious institutions; parks; and other gathering points where residents may interact, work, and obtain goods and services in the same place.</p> <p>Policy UF-12-c: Local-Serving Neighborhood Centers. Design Neighborhood Centers for local services and amenities that build upon the character and identity of surrounding neighborhoods and communities; and</p> <p>The proposed project is designed to advance the Complete Neighborhoods concept of the General Plan by introducing a school within a currently underserved and disadvantaged neighborhood that lacks educational facilities. Its location along a planned mixed-use corridor, adjacent to existing residential areas, aligns with the Complete Neighborhoods objectives outlined in the General Plan. Moreover, this proposal contributes to curbing suburban sprawl by fostering investment within the existing urban area, rather than extending development to the metropolitan fringe. The project aims to enhance the surrounding single-family neighborhood with valuable amenities. Lastly, should the vacant infill lot across the street be developed in accordance with the NMX zoning, the project will facilitate the creation of a neighborhood-serving activity center within walking distance, further enriching the community's accessibility and vibrancy.</p>
<p><i>b. The subject site is physically suitable for the type and intensity of the land use being proposed; and</i></p>	
<p>Finding b:</p>	<p>The subject site, formerly occupied by a vacant auditorium that has since been demolished, is currently two vacant parcels situated on the south side of West Belmont Avenue between North Pacific and North Delno Avenues. The surrounding area includes established single-family residential neighborhoods, properties designated and zoned for neighborhood mixed-use, as well as parks and recreational spaces. All necessary utilities and services are either already available or will be installed by the developer as part of the site's development. The site will utilize a planned development permit to accommodate features such as parking, screening, and landscaping, and address any constraints that would impede the proposed development. The proposed project is designed to fit well within the site, resulting in a Floor Area Ratio of 0.4, which is significantly below the maximum allowable ratio of 1.5. There is generous open space on site, and the school will present an attractive and accessible interface with the neighborhood with attractive facades and abundant landscaping.</p>
<p><i>c. Adequate transportation facilities, utilities, and public services exist or will be provided, in accord with the conditions of PD approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of public services so as to be a detriment to public health, safety, or welfare; and</i></p>	
<p>Finding c:</p>	<p>There are adequate transportation facilities, utilities and public services to serve the proposed development, as demonstrated by the initial project comments received from departments and agencies during the application process. The site will be required to provide all required public improvements as determined by Public Works, Public Utilities, Fresno Flood Control District, etc. Approval of the special permit would be in accordance with applicable provisions of the FMC, including the determination that all findings have been made relative to the issuance of a development permit and planned development permit for the proposed project.</p>
<p><i>d. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area; and</i></p>	
<p>Finding d:</p>	<p>The charter school is situated within an area designated for neighborhood mixed-use, which supports educational facilities. This alignment ensures that the school complements the planned land use and fulfills a community need. While the school's design is distinctive and unlike the existing architecture in the area, it has been crafted to serve as a landmark while still incorporating elements that respect the overall character of the neighborhood. The unique design will be complemented by high-quality landscaping and public spaces to create a visually appealing and welcoming environment.</p> <p>The development includes a traffic management plan that incorporates sufficient on-site parking, drop-off zones, and safe pedestrian pathways to minimize disruption to local traffic patterns and ensure smooth access for students, parents, and staff. Public Works has also provided additional traffic requirements to address potential impacts. The school is designed to manage noise and activity levels in a way that</p>

	<p>minimizes disturbance to surrounding residential areas. The building layout and site design include landscape buffer zones and strategic placement of play areas to reduce potential noise impacts.</p> <p>By providing a local educational facility, the school supports the community by offering accessible educational opportunities and enhancing neighborhood services. This contributes positively to the area’s overall character and meets a demonstrated need for local educational resources. Although the project involves deviations from standard code requirements, it is fully compliant with the conditions set forth in the development permit and planned development permit. This ensures that the project aligns with broader planning objectives and integrates effectively within the context of the surrounding land uses. The proposed charter school will be compatible with the existing and planned land use character of the area and will not have a substantial adverse effect on surrounding land uses.</p>
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- e. *The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit. In making this determination, the following factors should be considered:*
1. *Appropriateness of the use(s) at the proposed location.*
 2. *The mix of uses, housing types, and housing price levels.*
 3. *Provision of infrastructure improvements.*
 4. *Provision of open space. For example, a greater amount of open space than would otherwise be provided under the strict application of this code.*
 5. *Connectivity to public trails, schools, etc.*
 6. *Compatibility of uses within the development area.*
 7. *Creativity in design and use of land.*
 8. *Quality of design, and adequacy of light and air to the interior spaces of the buildings.*
 9. *Overall contribution to the enhancement of neighborhood character and to the built and natural environment of Fresno in the long term.*

<p>Finding e.</p>	<p>The charter school is well-suited to its location within the neighborhood mixed-use zone, which is designated for educational facilities. This placement addresses a significant community need for local educational resources and integrates seamlessly with surrounding residential and mixed-use areas. While the project focuses primarily on educational use, it is designed to complement the diverse mix of surrounding land uses, including residential and mixed-use developments. The presence of a charter school enhances the neighborhood’s functionality by adding an important community asset, potentially increasing the attractiveness of nearby residential properties.</p> <p>All required infrastructure will be provided per City standards and the Conditions of Approval. Open space is abundant on the proposed site plan. There will be a playground, open green spaces, and the corridors have been designed to be generous and open to facilitate play. Furthermore, Golden Charter Academy has a strong relationship with the Chaffee Zoo and the children spend part of every day in its beautiful open spaces a part of their curriculum.</p> <p>The project features highly creative and innovative design elements, setting a new benchmark for community-focused development. The distinctive architecture and unique design features, including a prominent corner element and grand entry, contribute to a memorable landmark along Belmont Avenue.</p> <p>The school's design incorporates high-quality elements, such as glass facades along Belmont and Pacific Avenues, with brushed stainless-steel louvers that balance light and shade. The adjustable louvers on Pacific Avenue, clad with photovoltaic panels, enhance both visual interest and sustainability. Each classroom features a glass wall that opens onto an outdoor patio, providing exceptional natural light and ventilation.</p> <p>By situating this exemplary project in a disadvantaged neighborhood rather than on the suburban fringe, the charter school enhances local character and contributes positively to the built and natural environment of Fresno. The project demonstrates a commitment to both community enrichment and environmental preservation, offering substantial long-term benefits to the area.</p>
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In summary, the proposed charter school development excels in community design, environmental preservation, and public benefit by addressing key factors such as location appropriateness, open space provision, infrastructure improvements, and high-quality design, while enhancing the overall character and sustainability of the neighborhood.

The Development Permit and Planned Development Permit will not become effective until 15 days from the date the permits are granted in order to allow time for any interested parties to file an appeal.

In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director. The appeal must include the appellant's interest in, or relationship to, the subject property, the decision or action appealed, and the specific reason(s) why the appellant believes the decision or action should not be upheld. A \$1002.32 fee applies to an appeal by an applicant (no fee applies if a member of the public). **The fee is required prior to accepting the appeal, as required by Section 15-5017-A.1 of the FMC and established by the Master Fee Schedule.**

ANY WRITTEN appeal must be submitted to this office prior to the close of business on:

September 16, 2024.

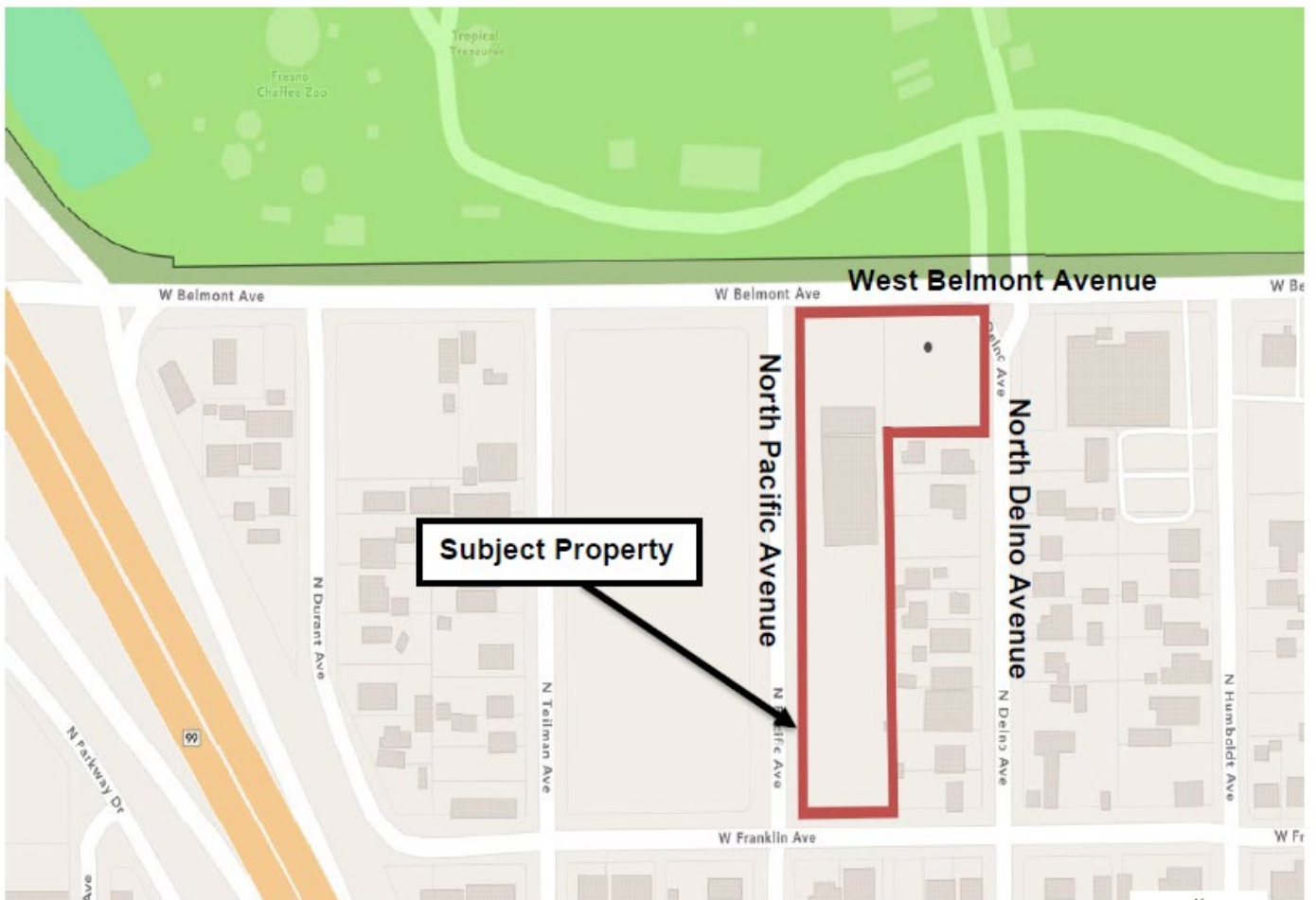
For additional information regarding this project, contact **Brittany Martin**, Planning and Development Department, by telephone at **(559) 621-8059** or via e-mail at Brittany.Martin@fresno.gov. ***Si necesita información en Español, comuníquese con Valeria Ramirez al teléfono (559) 621-8046.***

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

Dated: September 3, 2024

Assessor's Parcel No(s). 458-121-17 and 458-121-19

SEE MAP BELOW



Legend

Subject Property



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

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

NOTICE OF PUBLIC HEARING

**DEVELOPMENT PERMIT APPLICATION NO. P23-03784, PLANNED DEVELOPMENT APPLICATION
NO. P23-03785, 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 an appeal of the items below, filed by Robert Golden of Golden Charter Academy, pertaining to approximately ±2.31 acres of property located on the south side of West Belmont Avenue, between North Pacific and North Delno Avenues.

1. **Environmental Assessment No. P23-03784/P23-03785:** A determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15332/Class 32 Categorical Exemption dated August 13, 2024;
2. **Development Permit No. P23-03784:** A request to construct a new Kindergarten through Eighth Grade (K-8) charter school campus, subject to compliance with the Conditions of Approval dated August 30, 2024; and
3. **Planned Development Permit No. P23-03785:** A request to modify development standards related to setbacks, façade design, site design, and landscape buffers, in accordance with FMC Sections 15-1103, 15-1104, 15-1105, and 15-2305, subject to compliance with the Conditions of Approval dated August 30, 2024.

FRESNO CITY PLANNING COMMISSION

Date/Time: Wednesday, October 16, 2024, at 6:00 p.m., or thereafter

Place: City Hall Council Chamber, Second 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 watch the meeting electronically during the public hearing through instructions provided on the Planning Commission Agenda, and present written testimony at least 24 hours in advance of the Planning Commission agenda item being heard, via e-comment or by email to PublicCommentsPlanning@fresno.gov (cc: Brittany.Martin@fresno.gov). All documents to be 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 hearings 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 action on the proposed Development Permit, Planned Development Permit, and Environmental Assessment is final, unless appealed to the City Council.

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-B.

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 Brittany Martin, Planner II by telephone at (559) 621-8059 or via e-mail at Brittany.Martin@fresno.gov. Si necesita información en Español, comuníquese con al teléfono (559) 621-8046 or email Valeria.Ramirez@fresno.gov.

Jennifer K. Clark, AICP, Director & Secretary
Planning and Development Department

Dated: October 4, 2024

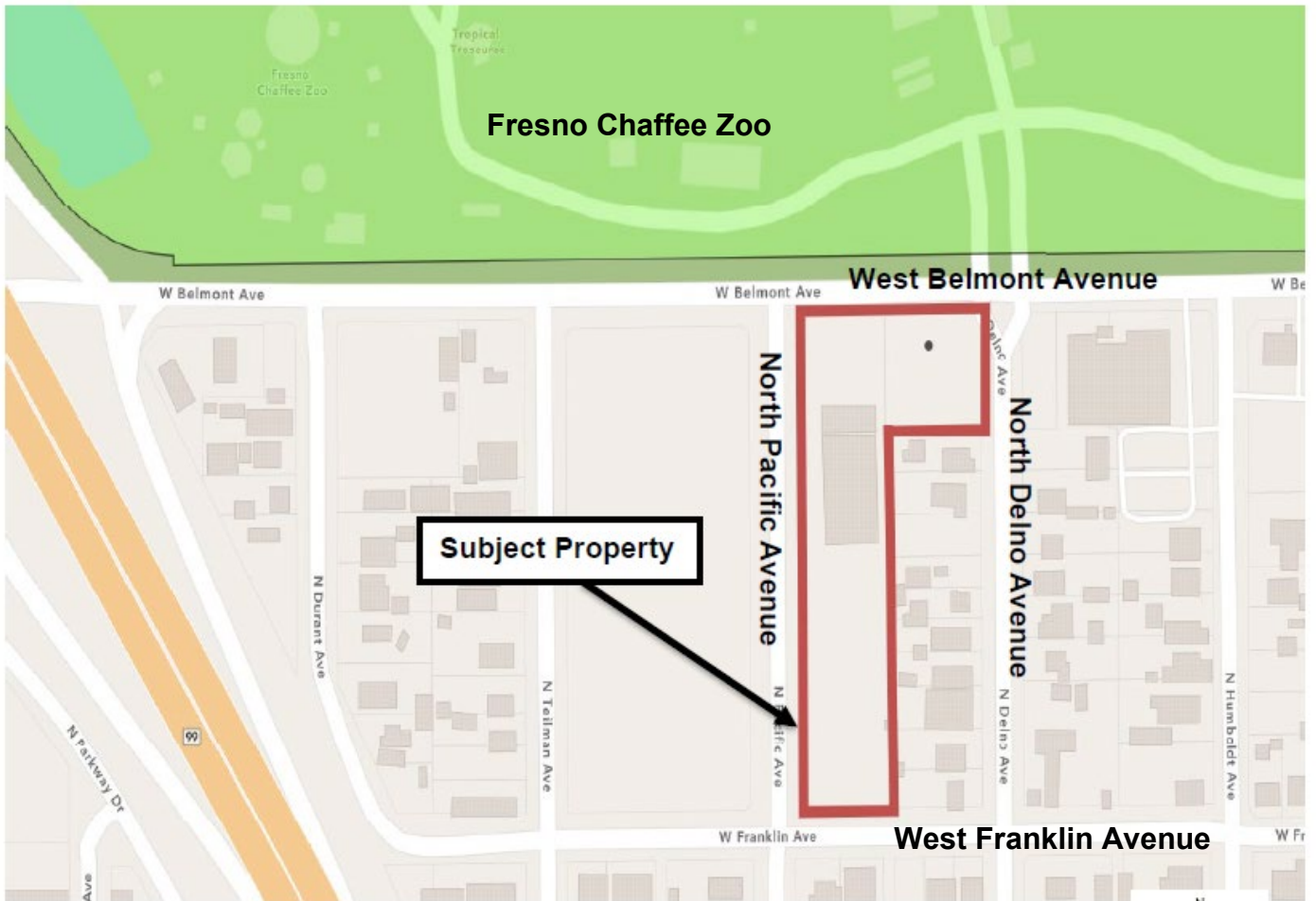
Assessor's Parcel No: 458-121-17 and 458-121-19

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

741 and 705 W Belmont Ave
P23-03784 and P23-03785

VICINITY MAP



Legend

Subject Property 

741 and 705 West Belmont Avenue



**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

NOTICE OF PUBLIC HEARING

**DEVELOPMENT PERMIT APPLICATION NO. P23-03784, PLANNED DEVELOPMENT APPLICATION
NO. P23-03785**

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 an appeal of the items below, filed by Robert Golden of Golden Charter Academy, pertaining to approximately ±2.31 acres of property located on the south side of West Belmont Avenue, between North Pacific and North Delno Avenues.

1. **Development Permit No. P23-03784:** A request to construct a new Kindergarten through Eighth Grade (K-8) charter school campus, subject to compliance with the Conditions of Approval dated August 30, 2024; and
2. **Planned Development Permit No. P23-03785:** A request to modify development standards related to setbacks, façade design, site design, and landscape buffers, in accordance with FMC Sections 15-1103, 15-1104, 15-1105, and 15-2305, subject to compliance with the Conditions of Approval dated August 30, 2024.

FRESNO CITY COUNCIL

Date/Time: Thursday, December 5, 2024, at 9:25 a.m., or thereafter

Place: City Hall Council Chamber, Second 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 watch the meeting electronically during the public hearing through instructions provided on the City Council Agenda, and present written testimony at least 24 hours in advance of the City Council agenda item being heard, via e-comment or by email to PublicCommentsPlanning@fresno.gov (cc: Brittany.Martin@fresno.gov). All documents to be submitted to the City Council for its consideration prior to or at the hearing shall be submitted to the City Council at least 24 hours prior to the Commission agenda item being heard pursuant to the City Council 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 hearings 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. Unless otherwise provided in the City Charter or Fresno Municipal Code, the Council decision on the proposed Development Permit and Planned Development Permit shall be final and effective and subject to a writ under Code of Civil Procedure Section 1094.5 or CEQA Section 1085 immediately upon Council action.

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-B.

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 Brittany Martin, Planner II by telephone at (559) 621-8059 or via e-mail at Brittany.Martin@fresno.gov. Si necesita información en Español, comuníquese con al teléfono (559) 621-8046 or email Valeria.Ramirez@fresno.gov.

Jennifer K. Clark, AICP, Director & Secretary
Planning and Development Department

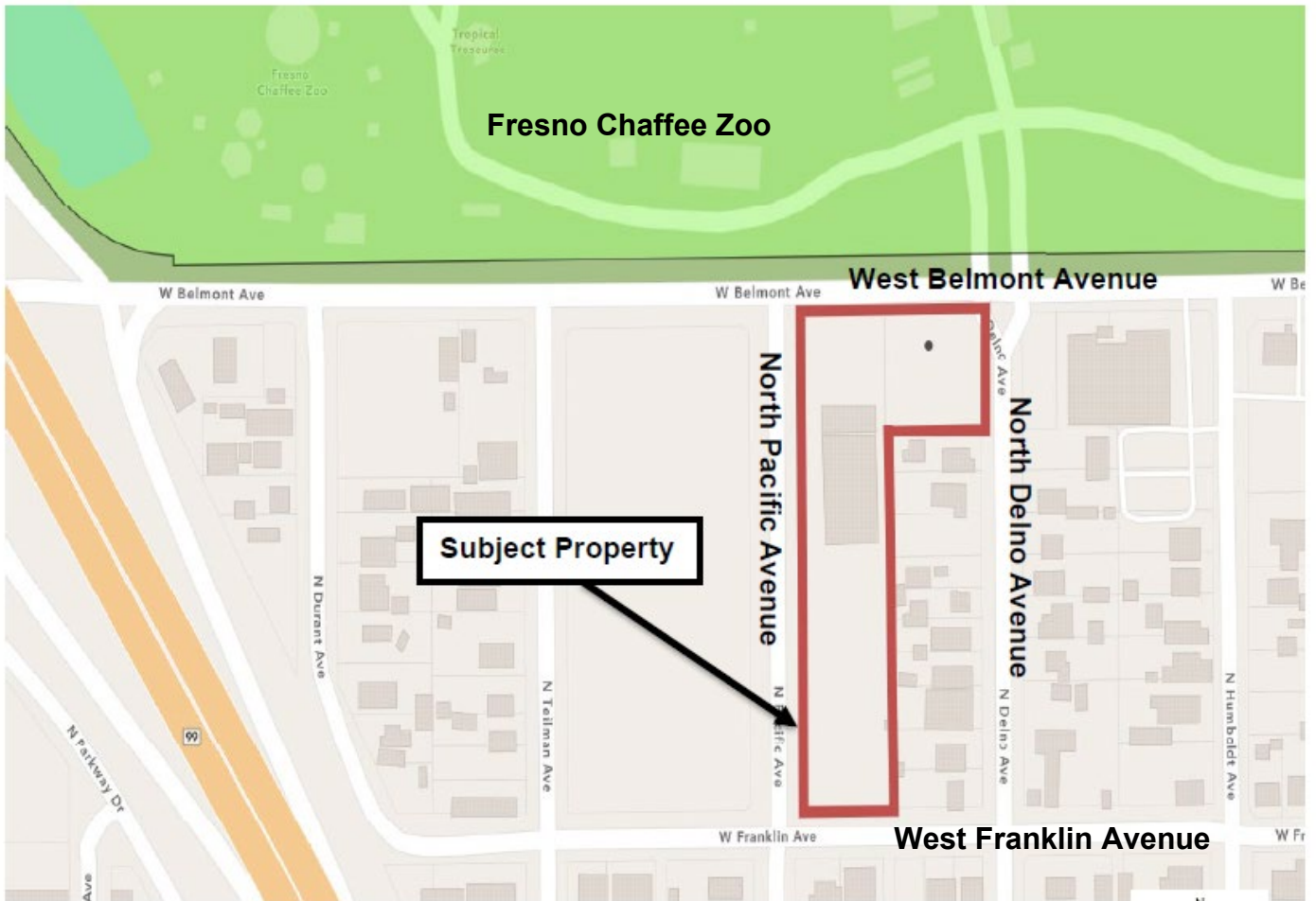
Dated: November 22, 2024

Assessor's Parcel No: 458-121-17 and 458-121-19

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
741 and 705 W Belmont Ave
P23-03784 and P23-03785

VICINITY MAP



Legend

Subject Property 

741 and 705 West Belmont Avenue

