

# Exhibit K

**CITY OF FRESNO  
PLANNING AND DEVELOPMENT DEPARTMENT  
NOTICE OF PUBLIC HEARING  
PLAN AMENDMENT AND REZONE APPLICATION NO. P22-00507  
DEVELOPMENT PERMIT APPLICATION NO. P22-00505 AND  
THE RELATED ENVIRONMENTAL ASSESSEMENT**

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, will conduct a public hearing to consider the items below which pertain to ±1.23 acres of property located on the west side of North Sugar Pine Avenue between West Fir Avenue and West Beechwood Avenues:

1. **Environmental Assessment No. P22-00507/P22-00505:** Recommends that a Mitigated Negative Declaration dated December 9, 2022, be adopted for the project;
2. **Plan Amendment Application No. P22-00507:** Proposes to amend the Fresno General Plan, Bullard Community Plan, and Pinedale Neighborhood Plan planned land use designations for the property from Residential – Medium Density to Commercial – General;
3. **Rezone Application No. P22-00507:** Proposes to amend the Official Zoning Map of the City of Fresno to rezone the property from the RS-5 (*Residential Single Family, Medium Density*) to the CG (*Commercial - General*) zone district; and
4. **Development Permit Application No. P22-00505:** Proposes to construct a ±11,664-square-foot medical clinic with on and off-site improvements on the ±1.23-acre site.

**FRESNO CITY PLANNING COMMISSION**

Date/Time: Wednesday, March 1, 2023 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 participate in person or 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](mailto:PublicCommentsPlanning@fresno.gov) (cc [Enrique.Aponte@fresno.gov](mailto:Enrique.Aponte@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 hearings described in this notice, or in written correspondence delivered to the Development Services Division of the Planning and Development Department and/or City Council at, or prior to, the public hearing. The Planning Commission recommendation on the proposed Entitlements and Environmental Assessment will be considered by 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 Enrique Aponte, Planning and Development Department, by telephone at (559) 621-8061 or via e-mail at [Enrique.Aponte@fresno.gov](mailto:Enrique.Aponte@fresno.gov). **Si necesita información en Español, comuníquese con Enrique Aponte al teléfono (559) 621-8046 or email [Enrique.Aponte@fresno.gov](mailto:Enrique.Aponte@fresno.gov).**

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

DATED: February 17, 2023

APN(s): 303-161-48, 303-161-49, 303-161-50, 303-161-51, 303-161-52, and 303-161-53

**SEE MAP ON REVERSE SIDE**

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

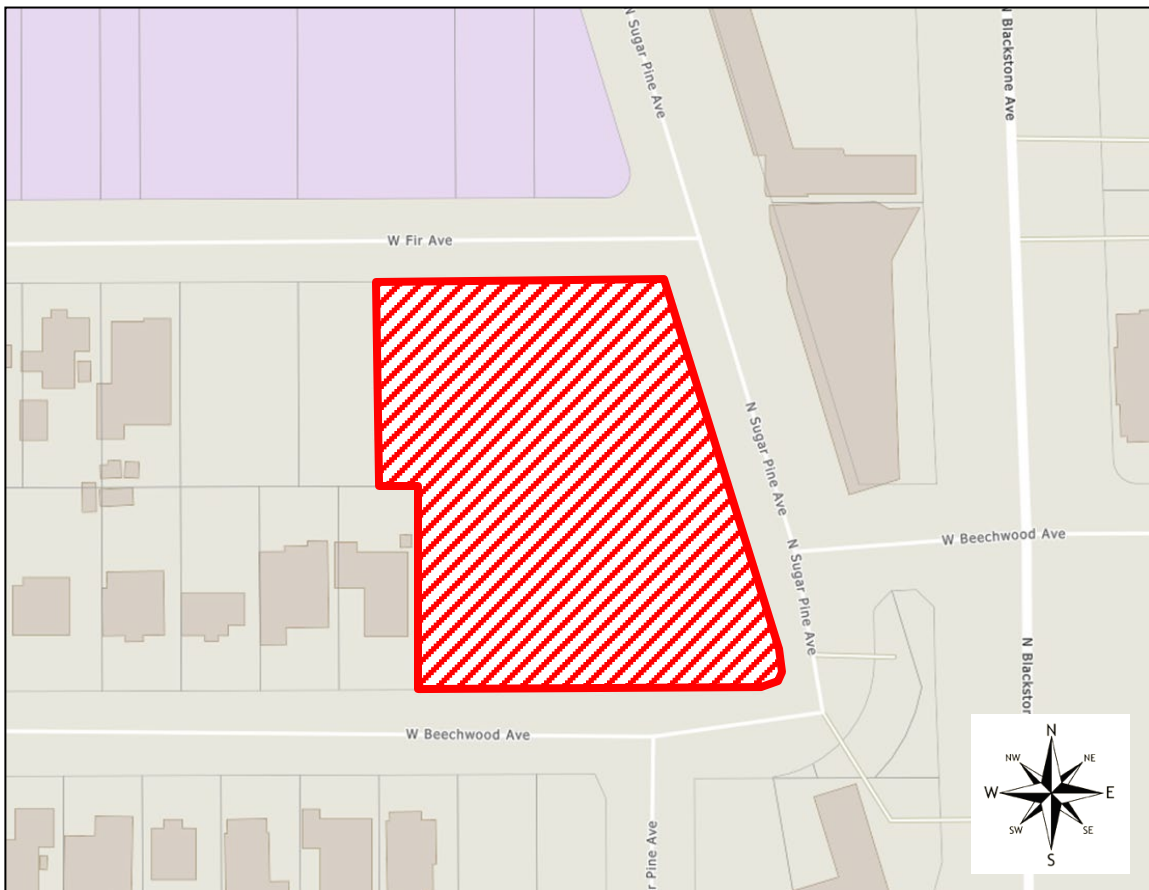
**THIS IS A LEGAL NOTICE REGARDING**

49 West Fir Avenue  
P22-00507 & P22-00505

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**VICINITY MAP**

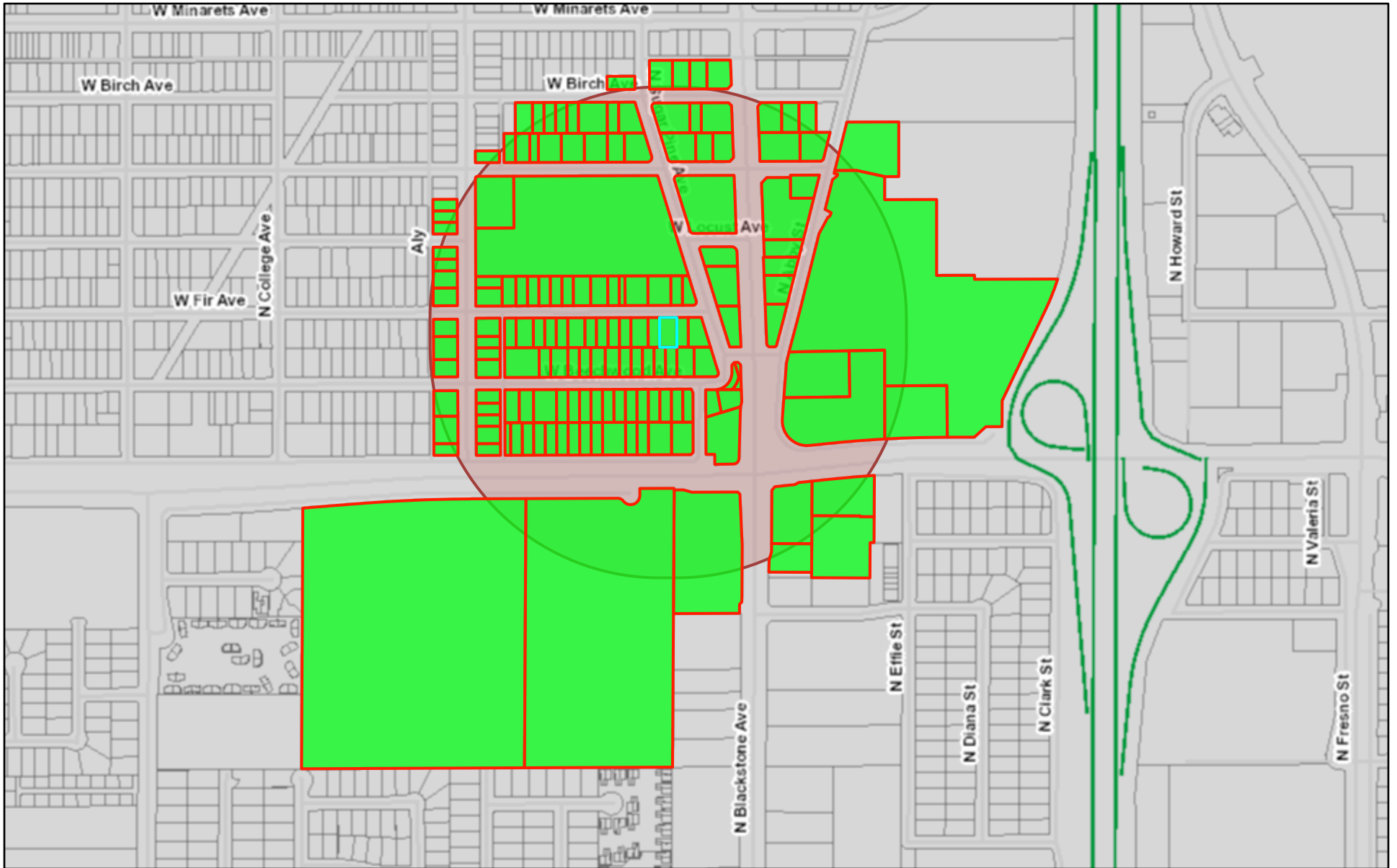
**49 West Fir Avenue**




**Subject Property**  
(±1.23 acres)



# Exhibit Map



2/21/2023, 12:42:09 PM

-  Override 1
-  Override 1

