

Exhibit E
Notice of Public Hearing
(Planning Commission and City Council)

City Council:
Costco Commercial Center Project

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT | NOTICE OF PUBLIC HEARING
PLAN AMENDMENT AND REZONE NO. P21-01960, CONDITIONAL USE PERMIT NO. P21-01959,
CONDITIONAL USE PERMIT NO. P21-03251, PLANNED DEVELOPMENT PERMIT NO. P21-03252,
AND RELATED ENVIRONMENTAL ASSESSMENT

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission and City Council, in accordance with Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code (FMC), will conduct public hearings to consider the items below, filed by the City of Fresno, pertaining to approximately 22.4-acres of property located on the northeast corner of West Herndon Avenue and North Riverside Drive:

- 1) **Plan Amendment Application No. P21-01960**, requesting authorization to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside to North Hayes Avenue, from an Expressway to a Super Arterial; and,
- 2) **Conditional Use Permit Application No. P21-01959**, requesting authorization to construct a ±219,216 square-foot Costco warehouse retail building, with a ±4,800 square-foot carwash and a ±13,000 square-foot fuel canopy with 32 fuel pumps; and,
- 3) **Conditional Use Permit Application No. P21-03251**, requesting authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 21 alcohol license that will allow the sale of beer, wine, and distilled spirits for consumption off the premises where sold; and,
- 4) **Planned Development Permit Application No. P21-03252**, requesting authorization to modify parking lot development standards to allow for 36.5-foot-tall parking lot light fixtures rather than 25-foot tall fixtures; and,
- 5) **Final Environmental Impact Report (SCH No. 2021100443)**, and its related components for the proposed Costco Commercial Center Project.

FRESNO CITY PLANNING COMMISSION	FRESNO CITY COUNCIL
Date: Wednesday, February 21, 2024 Time: 6:00 P.M. or Thereafter Place: City Hall Council Chamber, 2 nd 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	Date: Thursday March 7, 2024 Time: 9:40 A.M. or Thereafter Place: City Hall Council Chamber, 2 nd 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 either Zoom meeting or telephone with instructions provided on the Planning Commission and City Council Agenda, and present written testimony at least 24 hours in advance, via an eComment or by email to PublicCommentsPlanning@fresno.gov (cc Steven.Martinez@fresno.gov). All documents submitted to the Planning Commission or City Council for its consideration prior to or at the hearing shall be submitted to the Planning Commission or City Council at least 24 hours prior to the Commission or Council agenda item being heard, pursuant to the Planning Commission and 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 hearing described in this notice, or in written correspondence delivered to the Planning and Development Department and/or Planning Commission or City Council at, or prior to, the public hearing. The Planning Commission’s recommendations on the proposed Plan Amendment and Rezone; Conditional Use Permits; Planned Development Permit; 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 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, 8:00 AM - 5:00 PM) 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 Planner Steven Martinez, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8047 or via e-mail at Steven.Martinez@fresno.gov. Si necesita información en Español, comuníquese con Valeria Ramirez al teléfono (559) 621-8046 o por correo electrónico a Valeria.Ramirez@fresno.gov.

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, HDFP, Director
Dated: February 9, 2024
Assessor’s Parcel No.: 503-020-12

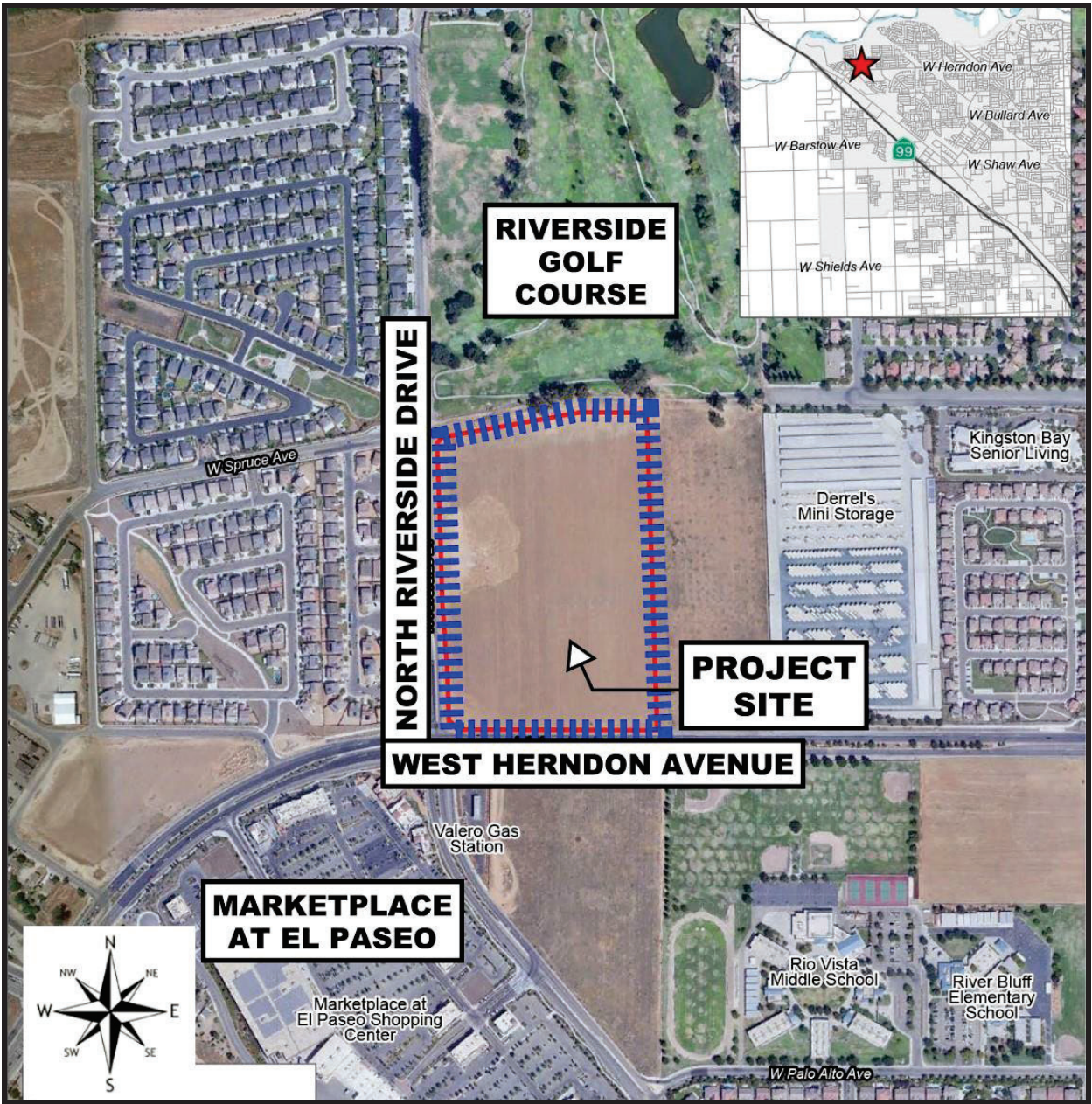
SEE MAP ON REVERSE SIDE

City of
FRESNO
Steven Martinez | Planner
Planning & Development Dept.
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

THIS IS A LEGAL NOTICE REGARDING:
Conditional Use Permit P23-03592
[7120 N RIVERSIDE DR,
FRESNO, CA 93722]

VICINITY MAP

Address: 7120 N RIVERSIDE DR, FRESNO, CA 93722 | APN: 503-020-12



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