

**Exhibit L – Public Hearing
Notice & Noticing Map**

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
PLAN AMENDMENT AND REZONE APPLICATION NO. P22-04389
DEVELOPMENT PERMIT APPLICATION NO. P22-02376 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 ±4.39 acres of property located on east side of North Armstrong Avenue between East Clinton and East Shields Avenues:

1. **Environmental Assessment No. P22-04389/P22-02376:** Recommends that a Mitigated Negative Declaration dated June 16, 2023, be adopted for the project; and
2. **Plan Amendment Application No. P22-04389:** Proposes to amend the Fresno General Plan and McLane Community Plan to change the planned land use designation for the subject property from Residential – Low Density to Medium High Density; and
3. **Rezone Application No. P22-04389:** Proposes to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-1 (*Residential Single-Family, Extremely Low Density*) to RM-1 (*Residential Multi-Family, Medium High Density*) zone district; and
4. **Development Permit Application No. P22-02376:** Requests to construct a 64-unit two-story multi-family residential development with a community building. The project also proposes on and off-site improvements including but not limited to: one (1) point of ingress and egress; curbs, gutters, and sidewalks; and landscaping.

FRESNO CITY PLANNING COMMISSION

Date/Time: Wednesday, July 19, 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 (cc: Steven.Lieng@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) 621-8007** or via e-mail at Steven.Lieng@fresno.gov. **Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070 or email Jose.Valenzuela@fresno.gov.**

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, HDFP, Director
Dated: July 7, 2023
Assessor's Parcel No. 310-250-13

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



Steven Lieng
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO STREET, ROOM 3043
FRESNO CA 93721-3604
THIS IS A LEGAL NOTICE REGARDING
2594 North Armstrong Avenue
P22-04389 & P22-02376

VICINITY MAP

2594 North Armstrong Avenue



Subject Property
(±4.39 acres)

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING**

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 ±4.39 acres of property located on east side of North Armstrong Avenue between East Clinton and East Shields Avenues:

1. **Mitigated Negative Declaration** as prepared for **Environmental Assessment No. P22-04389/P22-02376**, dated June 16, 2023, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA); and
2. **Plan Amendment Application No. P22-04389**, requesting authorization to amend the Fresno General Plan and McLane Community Plan to change the planned land use designation for the ±4.39-acre subject property from Low Density Residential to Medium High Density Residential; and
3. **Rezone Application No. P22-04389**, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the ±4.39-acre subject property from the from RS-1 (*Residential Single-Family, Extremely Low Density*) to RM-1 (*Residential Multi-Family, Medium High Density*) zone district in accordance with the Plan Amendment Application; and
4. **Development Permit Application No. P22-02376**, requesting authorization to construct a 64-unit, two-story multi-family residential development including a community building, subject to compliance with the Conditions of Approval dated August 10, 2023.

FRESNO CITY COUNCIL

Date/Time: Thursday, August 10, 2023, at 10:05 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 July 19, 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 **Steven Lieng**, Planning and Development Department, Development Services Division, by telephone at **(559) 621-8007**, or via e-mail at Steven.Lieng@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: July 28, 2023
Assessor's Parcel No(s). 310-250-13

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



Steven Lieng
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO STREET, ROOM 3043
FRESNO CA 93721-3604
THIS IS A LEGAL NOTICE REGARDING
2594 North Armstrong Avenue
P22-04389 & P22-02376

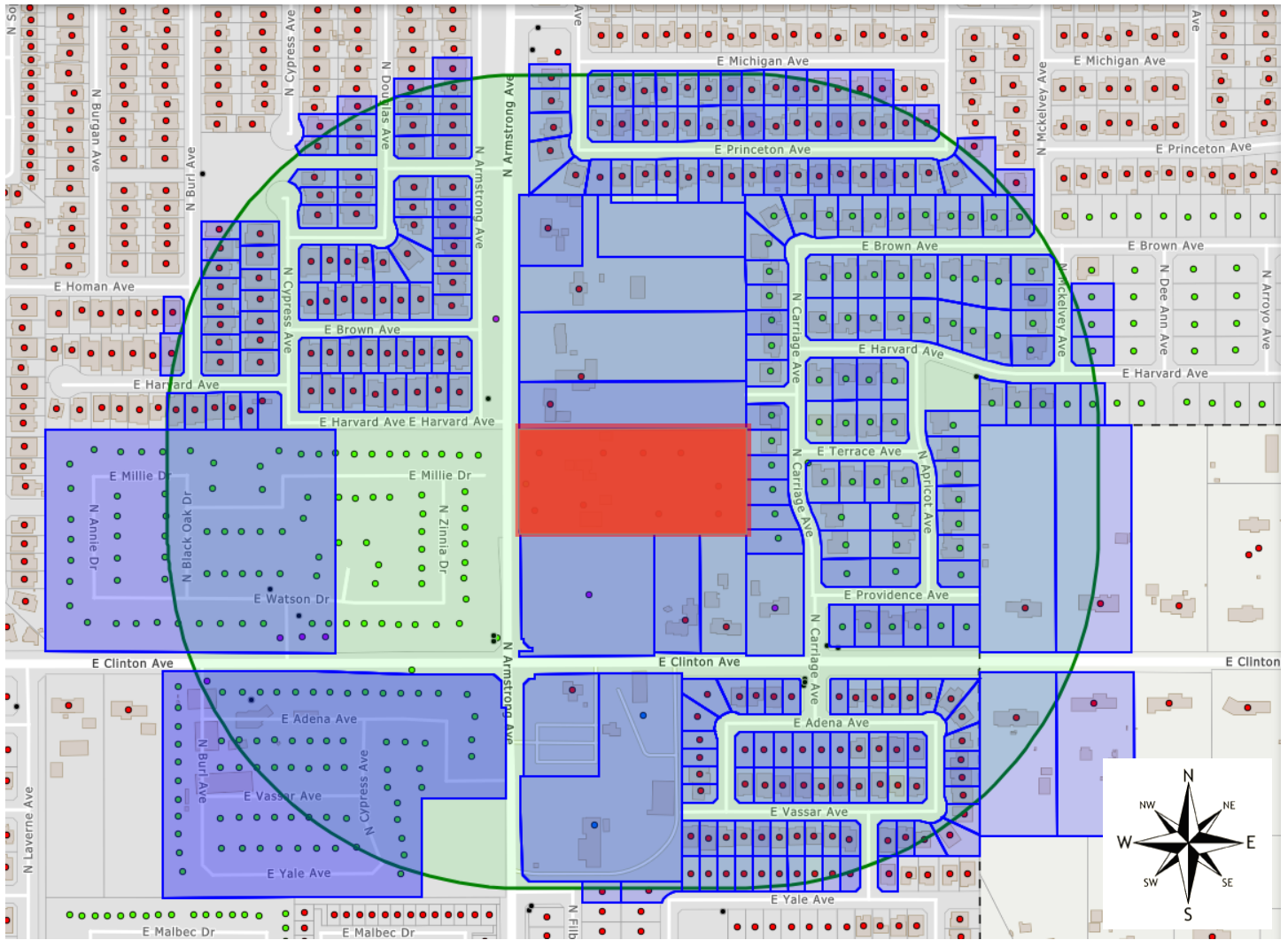
VICINITY MAP

2594 North Armstrong Avenue



Subject Property
(±4.39 acres)

Noticing Map



Legend

Subject Property

Noticing Boundary