

Exhibit J

Neighborhood Notice / Notice of Public Hearing

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NEIGHBORHOOD NOTIFICATION

Please Note: You are receiving this notice because you own property located 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 requires that the City give notice to surrounding property owners to give you the opportunity to express concerns or appeal the special permit. Further information is provided below. If you have no concerns regarding the special permit, no response is needed.

NOTICE IS HEREBY GIVEN that the Director of the Planning and Development Department, in accordance with Common Procedures of the Fresno Municipal Code, Section 15-5007, will take action on the application below:

Application: Conditional Use Permit No. P20-01643

Applicant: Maple Luxury Apartments LLC

Location: 2056 S Maple Ave

Description: Conditional Use Permit Application No. P20-01643 was filed by Tommy Phelen of Maple Luxury Living LLC and pertains to the 1.92 acres located at 2056 S. Maple. The applicant proposes to develop (12) residential duplex buildings consisting of 23 residential units with a manager's office.

Zone District: RS-5 (Residential Single Family)

Protest Deadline: **October 27, 2020 by 5:00 p.m.**

All documents (including the application and environmental determination) related to this project are available for public review through the Planning and Development Department, 2600 Fresno Street, 3rd Floor, Fresno, California 93721 by contacting the Department at the number listed below. **Due to the current COVID-19 pandemic, City Hall offices are closed to the public.** Please contact the planner listed below via email or by phone to view documents.

In the event you wish to protest the possible approval of this project, you may do so by filing a written protest with the Director. The protest must include the appellant's interest in, or relationship to, the subject property and specific reason(s) why the appellant believes the project should not be approved. Failure to object to the approval and state said reasons prior to the decision shall potentially bar any later court challenge to the project approval.

ANY WRITTEN protest of the potential approval must be submitted to this office prior to close of business on **October 27, 2020**

If you wish to be notified of the action taken by the Director, please submit a request in writing (mail or email) to the Planner listed below by the date noted above. Once the Director takes action there will be a 15 day appeal period. Unless otherwise specified in governing state or federal law, all appeals shall be filed with the Director in writing, along with a \$30.00 appeal hearing fee, within 15 days of the date of the action, decision, CEQA determination, motion, or resolution from which the action is taken.

For additional information regarding this project, contact Thomas Veatch, Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone 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 o por correo electrónico a jose.valenzuela@fresno.gov. Yog xav paub ntxiv, thov hu rau Kao Vang ntawm (559) 621-8058 los yog xav ntawv rau tws email Kao.Vang@fresno.gov.*

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, Director

Dated: October 16, 2020

Assessor's Parcel Nos. 47130228

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

VICINITY MAP
2056 S Maple



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

Oct 27, 2020

Planning and Development
Attn Jennifer Clark
Director,

Dear Sirs;

Your neighborhood notice was late to let us know about your plans. This has been in motion for a long time. This area on Maple is low income and county building on house have created slums and brought property value down for land owners. Its a shame so close to Fair Grounds there are too many poor families living in this whole South east Presque. Just consider the crime, all body here and happening on week ends. Please consider property south of Main for families here need Grocery Stores Medical Clinic, school for so many poor children the head of the house who is mostly unemployed. Consider the vacant Courthouse Hospital building condemned Renovated

excessable properties closer
to shopping areas for families
that do not own a car - for Mothers
& Children to have closer walking
building stores, schools & for
children to have closer offenders
in schools and families. to get
food from grocery stores that
are already there.

Building more apartment
will creat more stores.

We do not need luxury house
- ing because people with means
would not ~~live~~ live there.

Please find it in your heart
to consider the peoples needs for
families, schools, grocery stores, churches
and public trans portation.

I'm from the Bay area and
lived in Fresno A eight years.

I like Fresno and would aspricate to
see unprovement for the people here
Let's start with what already here
no more multiplex Apartment for
Rent. please, sincerely

Margaret E. Jones

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT APPLICATION NO. P20-01643

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Section 15-5303 of the Fresno Development 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 following application

Conditional Use Permit Application No. P20-01643 was filed by Tommy Phelen of Maple Luxury Living LLC and pertains to the 1.92 acres located at 2056 S. Maple Avenue. The applicant proposes to develop (12) residential duplex buildings consisting of 23 residential units with a manager's office.

Environmental Assessment No. P20-01643 dated November 18, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.

FRESNO PLANNING COMMISSION

Date: Wednesday, December 2, 2020

Time: 6:00 p.m., or thereafter

Place: Watch the live broadcast on the City's website located on the Planning Commission agenda found at the City's website

<https://fresno.legistar.com/Calendar.aspx>

**The above documents are available for public review via e-mail (email noted below) and within the upcoming Planning Commission agenda. At this time, the documents are not available for review at Fresno City Hall.*

Due to the closures of public facilities in response to COVID-19, any interested person may appear electronically at the public hearing and present written testimony, by either Zoom meeting or telephone with instructions provided on the Planning Commission Agenda, via an eComment or by email to Thomas.Veatch@fresno.gov, or speak in favor or against the project proposal. If you challenge any of 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 Fresno City Planning Commission or contact person below, at, or prior to, the public hearing. The Planning Commission action on the proposed Conditional Use Permit may be considered by the City Council on appeal.

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 Fresno Municipal Code Section 15-5007.

For additional information regarding this project, contact Thomas Veatch, Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8076 or via e-mail at thomas.veatch@fresno.gov. Si necesita información en Español, comuníquese con McKencie Perez al teléfono (559) 621-8066 o por correo electrónico a McKencie.Perez@fresno.gov. Yog xav paub ntxiv, thov hu rau Kao Vang ntawm (559) 621-8058 los yog xav ntawv rau tws email Kao.Vang@fresno.gov.

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

Dated: 11/20/2020

Assessor's Parcel No. 47130228

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

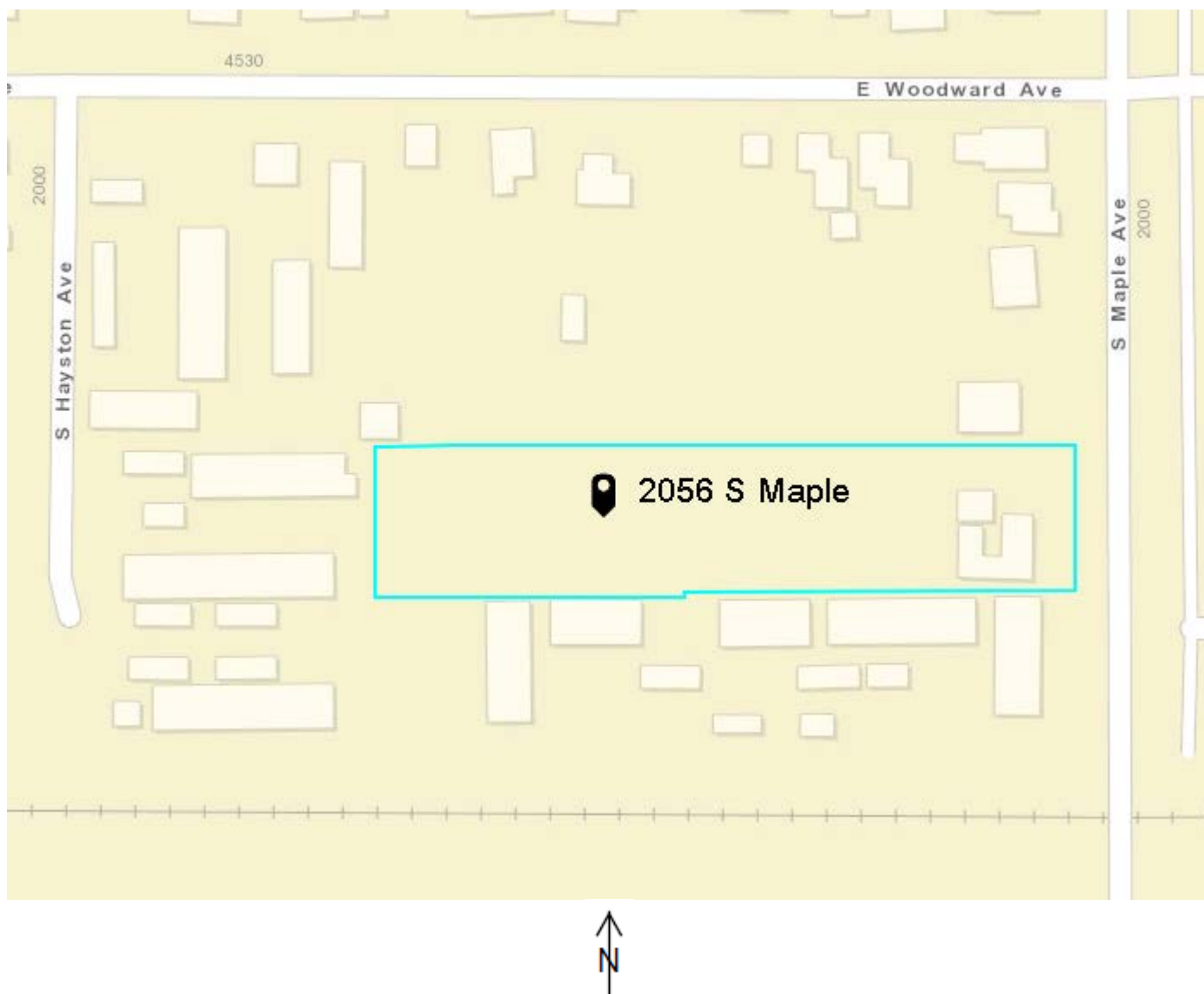


Thomas Veatch

PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO ST, RM 3043
FRESNO, CA 93721-3604

THIS IS A LEGAL NOTICE REGARDING
2056 S Maple Avenue
CUP P20-01643

**SITE LOCATION VICINITY MAP
2056 S MAPLE**



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