

**Exhibit L – Public Hearing Notice
& Mailing Radius Diagram**

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
PLAN AMENDMENT AND REZONE APPLICATIONS NO. P24-00589
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 pertains to two (2) adjoining parcels of approximately ±2.26 acres (total) in area located at the northwest corner of East McKinley and North Fine Avenues:

1. RECOMMENDATION (to the City Council) of the Environmental Assessment of P24-00589, of a Negative Declaration prepared for the proposed plan amendment/rezone pursuant to California Environmental Quality Act (CEQA) Guidelines; and
2. RECOMMENDATION (to the City Council) of General Plan Amendment No. P24-00589, to amend the planned land use designation of the subject properties from the Employment – Light Industrial (±2.26 acres) to Commercial – Community (±2.26 acres); and
3. RECOMMENDATION (to the City Council) of Rezone No. P24-00589 from the IL (Light Industrial) zone district to the CC (Community Commercial) zone district consistent with the land use designation for the General Plan Amendment.

FRESNO CITY PLANNING COMMISSION

Date/Time: Wednesday, June 5, 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 e-comment or by email to PublicCommentsPlanning@fresno.gov (cc: ralph.kachadourian@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 City Council at, or prior to, the public hearing. The Planning Commission recommendation on the Environmental Assessment, General Plan Amendment and Rezone 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 Ralph Kachadourian, Supervising Planner by telephone at **(559) 621-8172** or via e-mail at ralph.kachadourian@fresno.gov. **Si necesita información en Español, comuníquese con al teléfono (559) 621-8046 or email Valeria.Ramirez@fresno.gov.**

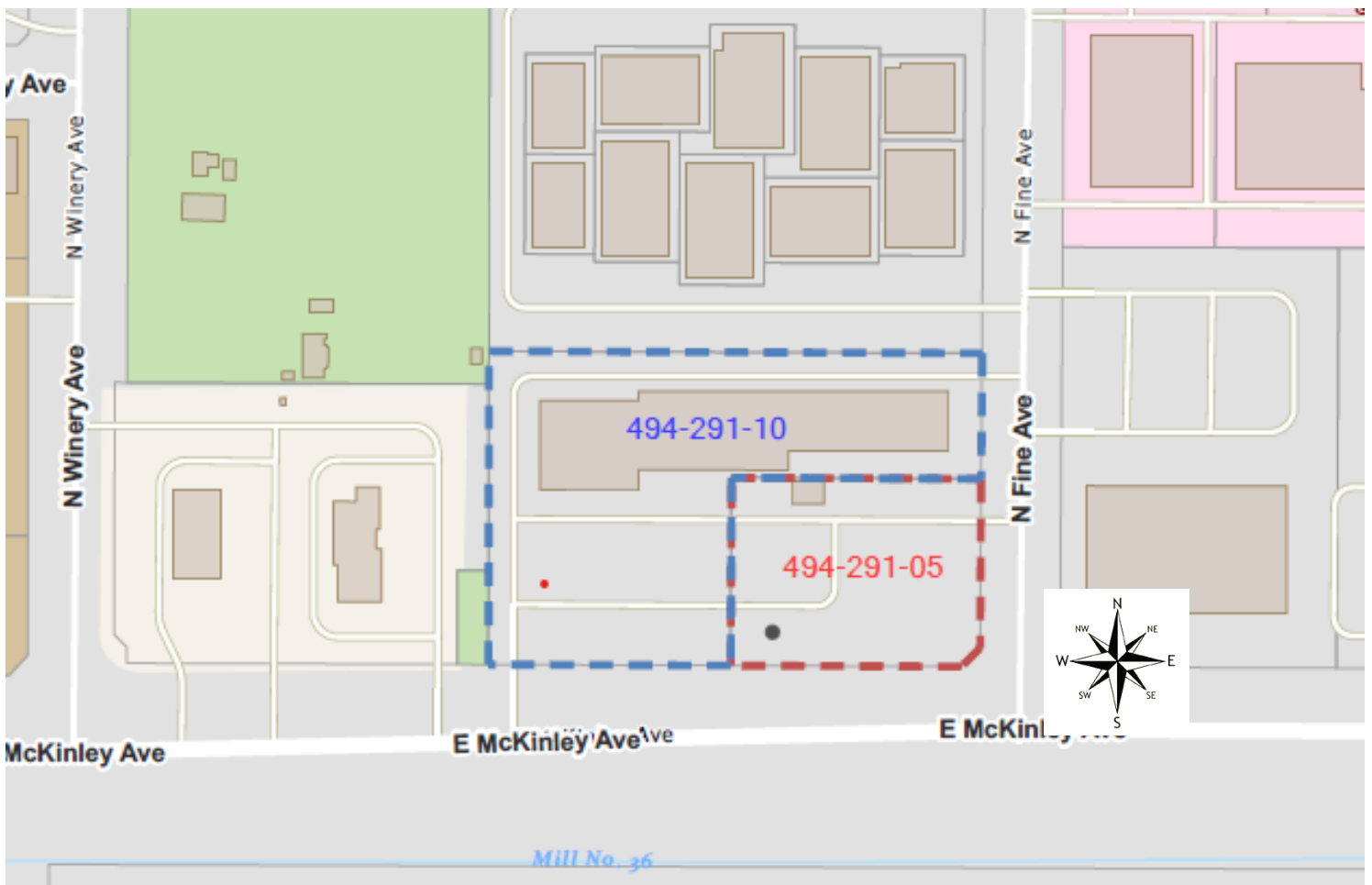
Jennifer K. Clark, AICP, Director & Secretary
Planning and Development Department & Planning Commission

DATED: May 24, 2024
APN(s): 494-291-05 & 494-291-10

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

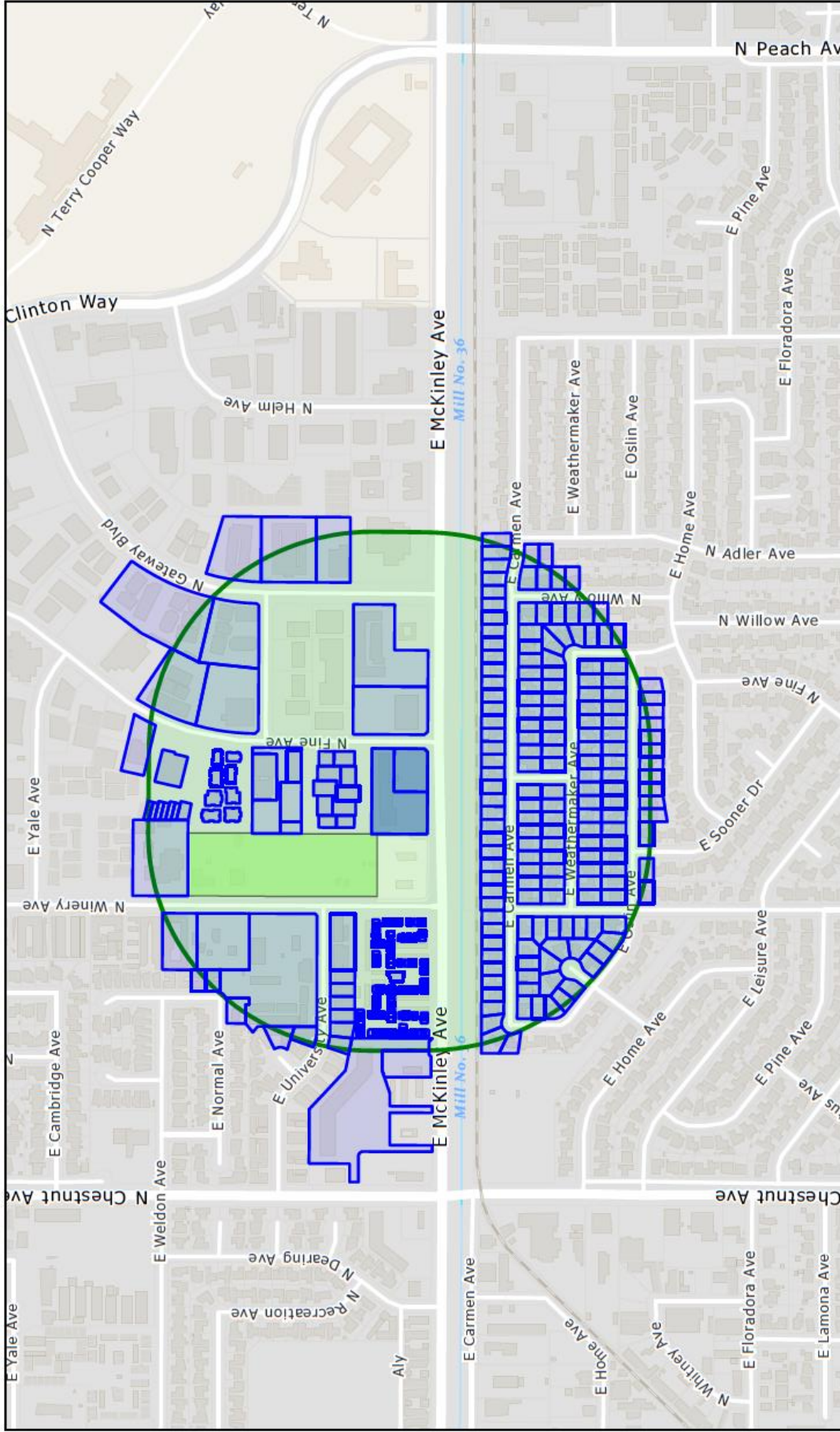
SITE LOCATIONS & VICINITY MAP

APN(s): 494-291-05 & 494-291-10



Subject Properties
±2.26 total acres

ArcGIS Web Map



Parcel Labels

-  Active