

Exhibit L
Planning Commission Public Hearing Notice

ID 23-1785: Consideration of Conditional Use Permit Application No. P23-00835, Planned Development Permit Application No. P23-02080, and related Environmental Assessment

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT APPLICATION NO. P23-00835, PLANNED DEVELOPMENT PERMIT
APPLICATION NO P23-02080, AND RELATED ENVIRONMENTAL ASSESSMENT**

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 (FMC), will conduct a public hearing to consider the items below, filed by Jim Shehadey, on behalf of 2500 MLK LLC. These applications propose to construct a ±5,781 square foot multi-tenant shell building with Starbucks Café with drive-thru; and fully develop the site with associated parking lot, landscaping, trash enclosures, and pad for a future building to be entitled under separate permit on ±2.98 acres of property located on the southwest corner of East Church Avenue and South Martin Luther King Jr. Boulevard:

1. **CONSIDER** Environmental Assessment No. P23-00835/P23-02080 dated January 3, 2024, an Addendum to the Southwest Fresno Specific Plan Final Program EIR (the "Program EIR"), prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.
2. **DENY** the appeal submitted by Councilmember Arias on November 20, 2023, and **UPHOLD** the action of the Planning and Development Department Director approving Conditional Use Permit Application No. P23-00835 and Planned Development Permit Application No. P23-02080 authorizing the construction of a ± 5,781 square foot multi-tenant shell building with Starbucks Café with drive-thru; and full development of the site with associated parking lot, landscaping, trash enclosures, and pad for a future building to be entitled under separate permit.

CITY OF FRESNO PLANNING COMMISSION

Date / Time: Wednesday, January 3, 2024, at 6:00 PM, 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. Any interested person may also present written testimony at least 24 hours in advance via email to PublicCommentsPlanning@fresno.gov (cc: Steven.Martinez@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 hearing described in this notice, or in written correspondence delivered to the Planning and Development Department and/or Planning Commission at, or prior to, the public hearing. The Planning Commission action on the Conditional Use Permit Application No. P23-00835, Planned Development Permit Application No P23-02080, and related Environmental Assessment will be final unless appealed to 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.

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, contact Steven Martinez, Planning and Development Department, by telephone 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: December 21, 2023

Assessor's Parcel Nos. 479-050-14 & portion of 479-050-15

SEE MAP ON REVERSE SIDE

Planning and Development Department

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



Steven Martinez - Planner
Planning & Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

THIS IS A LEGAL NOTICE REGARDING
864 East Church Avenue, Fresno, CA 93706
P23-00835/P23-02080

VICINITY MAP

864 EAST CHURCH AVENUE, FRESNO, CA 93706

[APNs: 479-050-14 & portion of 479-050-15]

