EXHIBIT K
Notice of Public Hearing

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING FOR DEVELOPMENT PERMIT APPLICATION NO. P22-02534 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 California 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, pertaining to ±1.0-acre of property located on the southeast side of Tulare Street between "R" Street and "S" Street. The project proposes construction of a ± 2,406 square foot Starbucks shell building with a ± 840 square foot covered patio, a drive-through with capacity for seventeen (17) vehicles, and full improvements to the site with a new parking lot and landscaping. The project was approved by Planning and Development Director on January 18, 2023 and is being considered by the Planning Commission based upon appeals received from members of the public. The Planning Commission will consider the following actions:

1. **Environmental Assessment No. P22-02534** dated January 18, 2023, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15332/Class 32 Categorical Exemption (In-Fill Development Projects); and;
2. **Conditional Use Permit No. P22-02534:** Staff recommends the Planning Commission **DENY** the appeal and **UPHOLD** the action of the Planning and Development Department Director in the approval of Conditional Use Permit Application No. P22-02534.

City of Fresno Planning Commission

Date / Time: Wednesday, March 15, 2023 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

The City Hall Council Chambers will be open to the public for Planning Commission hearings. 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 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). Pursuant to the Planning Commission Rules and Procedures, all documents submitted to the commission for its consideration shall be submitted at least 24 hours **prior** to the Commission agenda item being heard, 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 proposed Conditional Use Permit and Environmental Assessment will be final unless appealed to 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 Fresno Municipal Code 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 phone number or email address listed below. Documents are available for viewing at City Hall during normal business hours (Monday - Friday, 8:00PM - 5:00PM) 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 **Planner 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 Jose Valenzuela al teléfono (559) 621-8070 o por correo electrónico a Jose.Valenzuela@fresno.gov.*

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

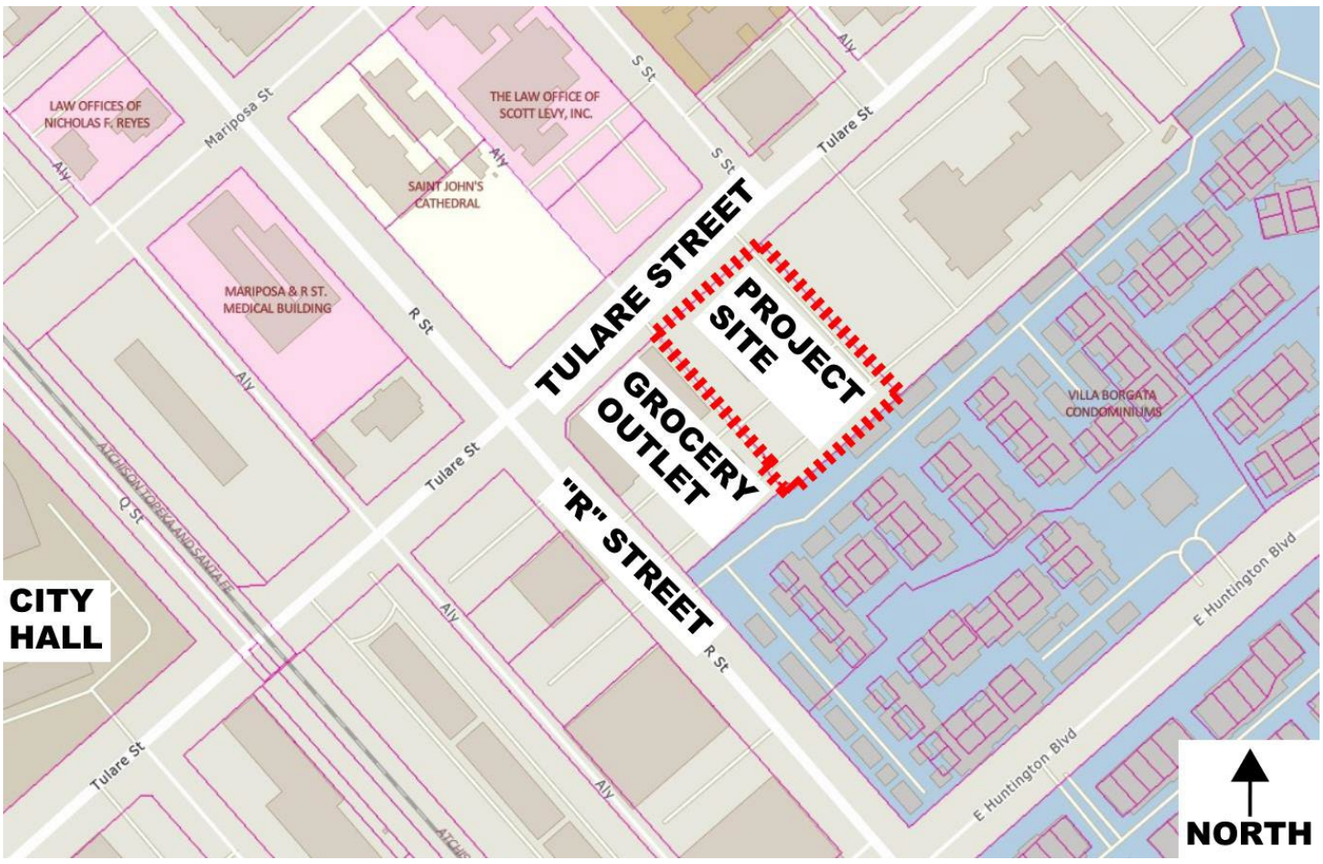
Dated: March 3, 2023
Assessor's Parcel No.: 468-071-31

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

City of
FRESNO
Steven Martinez - Planner
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO ST, RM 3043
FRESNO, CA 93721-3604

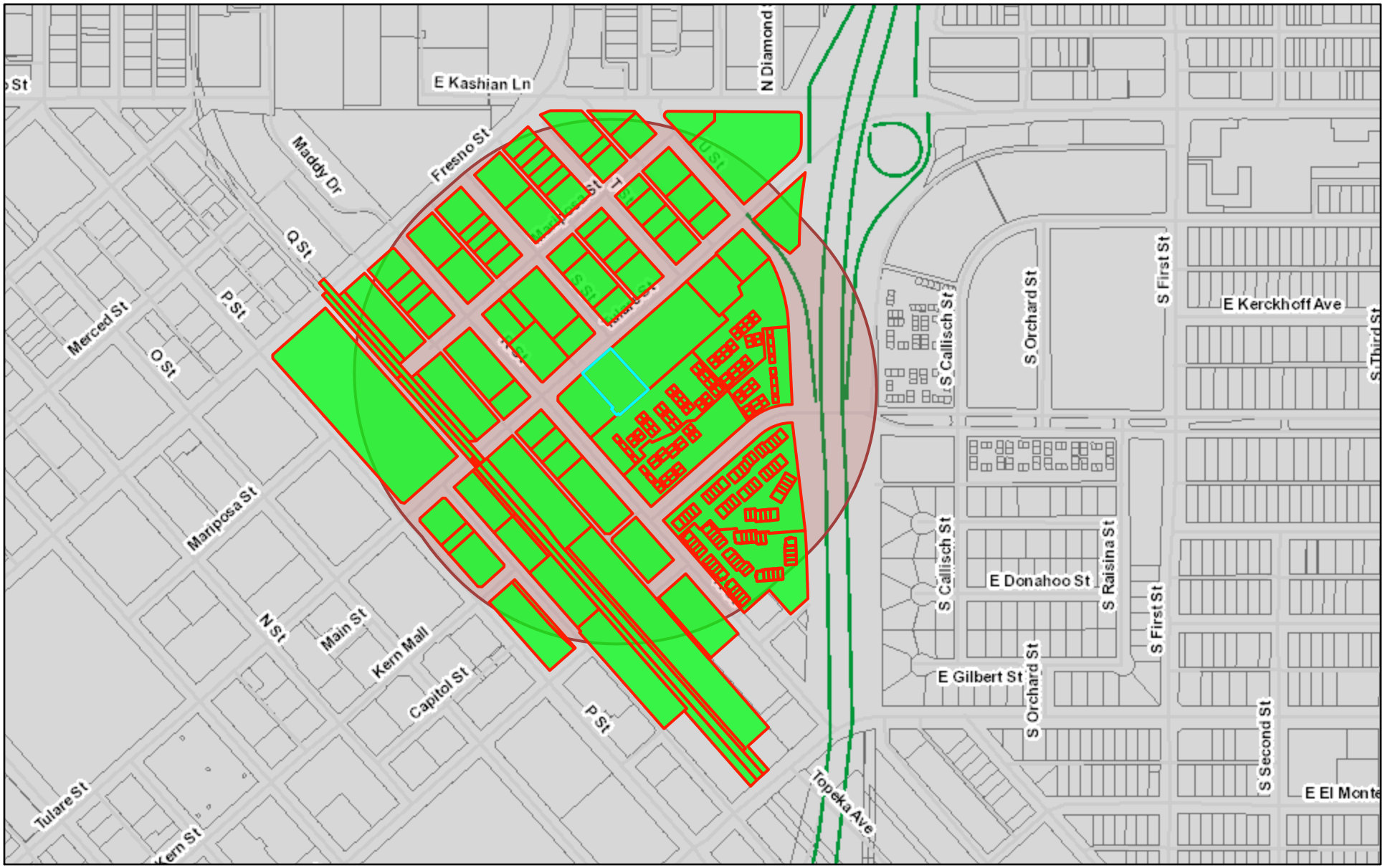
THIS IS A LEGAL NOTICE REGARDING
CONDITIONAL USE PERMIT P22-02534
2840 TULARE STREET

SITE VICINITY MAP
2840 Tulare Street



Development Services Division - Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-827

P22-02534 - 1,000 Foot Buffer



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Override 1

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0 0.07 0.15 0.3 km

City of Fresno