

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT APPLICATION NO. P20-02171 AND
ENVIRONMENTAL ASSESSMENT APPLICATION NO. P20-02171**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Section 15-5303 of the Fresno Municipal Code and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code, will conduct a public hearing to consider and make a recommendation on the following applications filed by Mehdi Momen, pertaining to ±0.20 acres of property located 728 West Vassar Avenue; located on the north side of West Vassar Avenue between North Teilman Avenue and North Delno Avenue. At this hearing, the following will be considered:

1. **Environmental Assessment No. P20-02171:** Finding of Categorical Exemption pursuant to Section 15332/Class 32 of the California Environmental Quality Act Guidelines (CEQA) prepared for Conditional Use Permit Application No. P20-02171.
2. **Conditional Use Permit Application No. P20-02171:** A request to construct a duplex on a property zoned RS-5 (*Residential Single-Family, Medium Density*) zone district.

FRESNO PLANNING COMMISSION

Date: Wednesday, December 2, 2020

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

Place: Watch the live broadcast via the Zoom link 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 view via e-mail and on the link noted below. 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, by either Zoom meeting or telephone with instructions provided on the Planning Commission Agenda, at the public hearing and present written testimony, via an eComment or by email to Kao.Vang@fresno.gov, or speak in favor or against the project proposal. If you challenge the above application 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. Action by the Planning Commission is final unless appealed to City Council in accordance with Section 15-5017 of the Fresno Municipal Code.

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 Kao Vang, Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8058 or via e-mail at kao.vang@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 lossi xav ntawv rau tws email Kao.Vang@fresno.gov.*** If you would like additional information about the project, documents are available to view at:

<http://m3.fresno.gov/upload/files/118166571/P2002171ExhibitsandPlans.pdf>

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

Dated: November 20, 2020
Assessor's Parcel No. 444-041-18

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



Kao Vang
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO STREET, ROOM 3043
FRESNO CA 93721-3604

THIS IS A LEGAL NOTICE REGARDING
728 West Vassar Avenue
P20-02171

VICINITY MAP



LEGEND

Subject Property 