

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NEIGHBORHOOD NOTIFICATION
PLANNED DEVELOPMENT PERMIT APPLICATION NO. P21-01805

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 (FMC) 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 FMC, Section 15-5007, will take action on the application listed below on or after September 13, 2021:

Application: Planned Development Permit Application No. P21-01805

Applicant: Lyle Munsch, of TETER A&E, on behalf of Sal Gonzales of UPTOWN LP

Location: 1510 Van Ness Avenue S/A. Located on the north side of Stanislaus Street, between Van Ness Avenue and 'L' Street in downtown Fresno.

Description: Planned Development Permit Application No. P21-01805 requests to modify development standards relating to block, street, and alley standards for related Development Permit Application No. P21-02255, which requests to construct a 53-unit, mixed-used development at the location noted above. The project proposes to vacate the existing alley between Stanislaus and Calaveras Streets. This special permit (P21-01805) specifically requests to waive development code requirement 15-1504-L-3 of the FMC, which prohibits the removal or vacation of existing alleys in the Downtown Plan Area.

Zone District: DTN (*Downtown Neighborhood*)

Protest Deadline: **September 13, 2021 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. **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 prior to the deadline noted above and below. The protest must include the protester's interest in, or relationship to, the subject property and specific reason(s) why the protester 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:

September 13, 2021

If you wish to be notified of the action taken by the Director, please submit a request in writing (mail or email to publiccommentsplanning@fresno.gov and CC planner listed below) 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 Jose Valenzuela, Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8046 or via e-mail at Jose.Valenzuela@fresno.gov. *Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8046 o por correo electrónico a Jose.Valenzuela@fresno.gov*

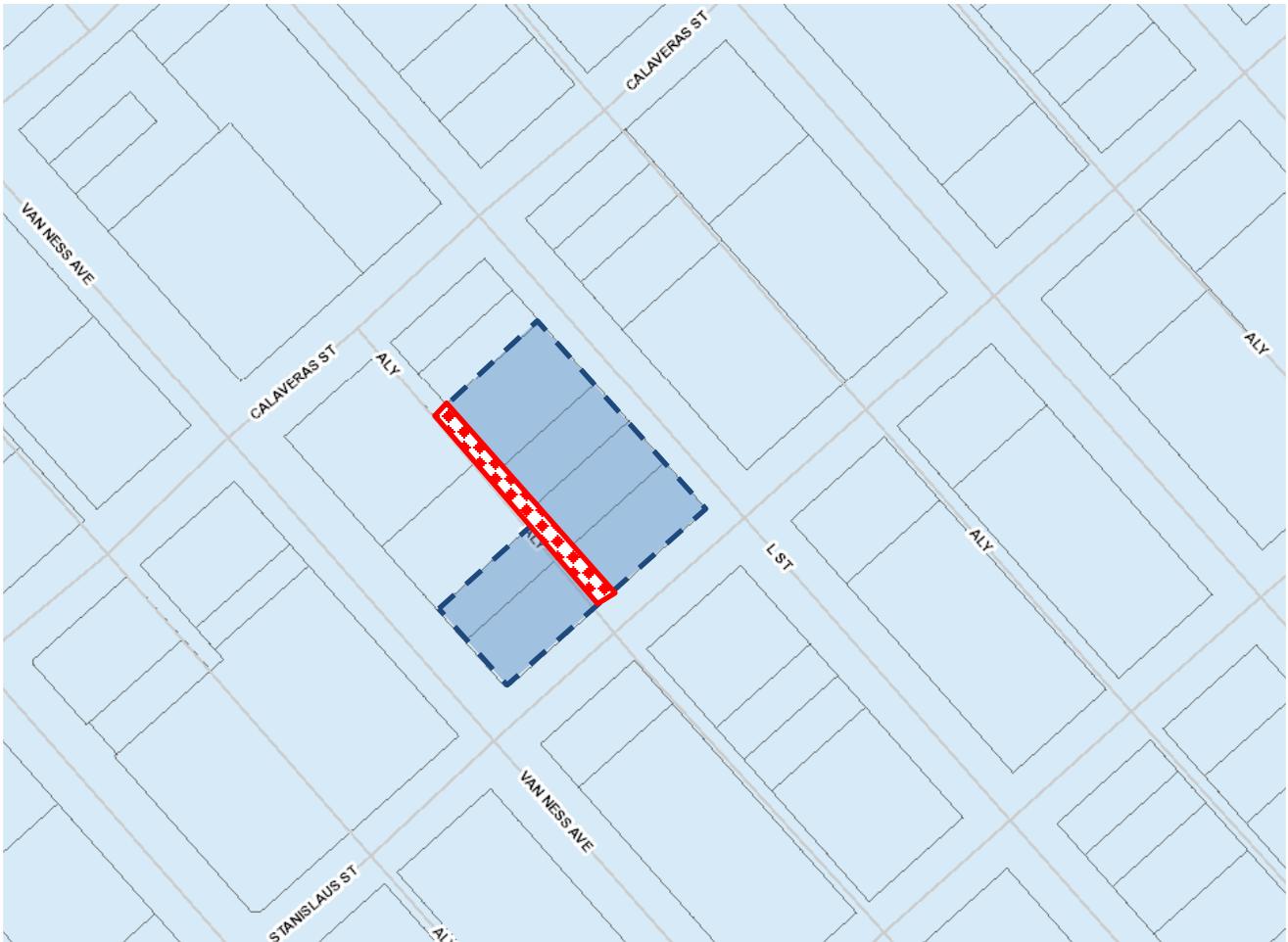
PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, Director

Dated: September 2, 2021

Assessor's Parcel Nos. 466-142-03, -04, -07, -08, -09, -14, -15

VICINITY MAP/SITE LOCATION

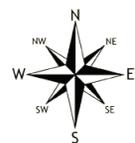
1510 Van Ness Avenue S/A



Subject Property
To Be Developed



Existing Alley
Proposed To Be Vacated



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