

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT FOR  
DEVELOPMENT PERMIT APPLICATION NO. P21-04497**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY  
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS  
PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

**APPLICANT:** Terrence Pearson,  
DWD Builders, Inc.  
1930 West Wilshire Blvd.  
Los Angeles, California 90057

**PROJECT LOCATION:** 944 Van Ness Avenue; Generally located at the southside of  
Tulare Street, between Van Ness and "L" Streets in Fresno,  
California.

APN: 468-251-09  
(Council District 3)

**PROJECT DESCRIPTION:** Development Permit Application No. P21-04497 was filed by  
Terrance Pearson of DWD Builders, Inc., and pertains to ±0.26  
acres of developed property located at property noted above. The  
subject application was filed for purposes of modifying the facade  
of the historical Hardy's Theater in downtown Fresno. The project  
will make changes to the main entrance and replace windows.  
The subject property is located in the DTC (*Downtown Core*) zone  
district.

**This project is exempt under Section 15331/Class 31 of the California Environmental  
Quality Act (CEQA) Guidelines.**

Section 15331/Class 31 (Class 31/Historical Resource Restoration/Rehabilitation) of the CEQA  
Guidelines exempts from the provisions of CEQA, projects which consist of maintenance, repair,  
stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical  
resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment  
of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and  
Reconstructing Historic Buildings (1995), Weeks and Grimmer.

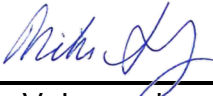
The proposed façade changes consist of minor alterations to the main entrance which resizes  
doors and windows. The higher area of the façade will have two windows enlarged to satisfy fire  
escape requirements. The existing Hardy's sign, the marquee signs and other architectural  
elements will remain unchanged. With the minor modifications, the project will contribute to the  
building's restoration and preservation.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section  
15300.2 apply to the project. Furthermore, the proposed project is not expected to have a  
significant effect on the environment. A categorical exemption, as noted above, has been

prepared for the project and the area is not environmentally sensitive.

Date: December 23, 2021

Prepared By: Jose Valenzuela, Planner III

Submitted by:   
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