

**CITY OF FRESNO**  
**DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT**  
**NOTICE OF PUBLIC HEARING**  
**TENTATIVE TRACT MAP APPLICATION NO. P19-03611 AND**  
**PLANNED DEVELOPMENT APPLICATION NO. P19-03635**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Section 15-3308.B of the Fresno Development Code and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code, will conduct a public hearing to consider the following applications filed by Dale G. Mell & Associates on behalf of Harmeet and Rachna Riyar , pertaining to a ±2.93 acre parcel of property located on the south side of West Sierra Avenue between North Santa Fe and North Blythe Avenues

1. **Environmental Assessment No. P19-03611:** A determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 30 Categorical Exemption dated November 18, 2019.
2. **Tentative Tract Map No. P19-03611:** A request for authorization to subdivide the ±2.93 acres of vacant property into 38 lots.
3. **Planned Development Permit No. P19-03635:** A request for authorization to construct a 38-unit townhome development in the RM-1/UGM (Multi-Family Residential, Medium High Density/Urban Growth Management) zone district with reduced setbacks.

**FRESNO PLANNING COMMISSION**

Date: Wednesday, December 4, 2019

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

Place: City Hall Council Chamber, 2<sup>nd</sup> Floor  
2600 Fresno Street, Fresno, CA 93721

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the project proposal. 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 Development Services Division of the Planning and Development Department and/or Planning Commission at, or prior to, the public hearing.

All documents (including the application and environmental determination) related to this project are available for public review at the Planning and Development Department, 2600 Fresno Street, 3rd Floor, Fresno, California 93721 or by contacting the Department at the number listed below. Documents are available for viewing during normal business hours (Monday-Friday, 8 a.m.-5 p.m.).

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 Kelsey George, Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8060 or via e-mail at [Kelsey.George@fresno.gov](mailto:Kelsey.George@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](mailto:McKencie.Perez@fresno.gov). Yog xav paub ntxiv, thov hu rau Kao Vang ntawm (559) 621-8058 los yog xav ntawv rau tws email [Kao.Vang@fresno.gov](mailto:Kao.Vang@fresno.gov).*

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

Dated: November 22, 2019

Assessor's Parcel No. 507-320-01

**SEE MAP ON REVERSE SIDE**

Development and Resource Management Department  
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277 · Fax (559) 498-1026

