

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING**

**CONDITIONAL USE PERMIT APPLICATION NO. P20-04902 AND RELATED
ENVIRONMENTAL ASSESSMENT NO. P20-04902**

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 FMC Section 15-5007.

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Section 15-5303 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 Conditional Use Permit Application No. P20-04902 and the related environmental assessment pertaining to ±4.05 acres of vacant property located on the north side of East Tulare Street, between North Fowler and North Claremont Avenues. The subject application proposes to construct a multi-unit residential development consisting of 42 single-story, detached, single-family homes. The subject property is zoned RS-5 (*Single Family Residential, Medium Density*). Pursuant to Section 15-906-B of the Fresno Municipal Code (FMC), the Planning Commission shall approve, conditionally approve, or deny applications for Conditional Use Permits when a Duplex or Multi-Unit Residential use is proposed in the RS-5 zone district following a public hearing. The following will be considered by the Planning Commission:

1. **Environmental Assessment No. P20-04902**, dated April 7, 2021, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 (Infill Development Projects) Categorical Exemption; and
2. **Conditional Use Permit Application No. P20-04902**: Requests authorization to construct a multi-unit residential development consisting of 42, detached, single-story single-family homes.

FRESNO PLANNING COMMISSION

Date: Wednesday, April 7, 2021

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

Place: Watch the live broadcast on the City's website 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 review via e-mail (noted below) and within the upcoming Planning Commission agenda. 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 Thomas.Veatch@fresno.gov, or speak in favor or against the project proposal. If you challenge any of 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 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 FMC.

For additional information regarding this project, contact Thomas Veatch, Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at **(559) 621-8076** or via e-mail at thomas.veatch@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**. Due to COVID-19, City Hall offices are closed. Please contact the planner listed above via email or by phone to view documents.

Jennifer K. Clark, Secretary
Fresno City Planning Commission

Dated: March 26, 2021

APNs: 313-060-09, 10; 313-810-28, 29

SEE MAP ON REVERSE SIDE

Planning and Development Department

2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277 · Fax (559) 498-1026



Thomas Veatch
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO ST, RM 3043
FRESNO, CA 93721-3604

THIS IS A LEGAL NOTICE REGARDING
5925 and 5913 E Tulare St

P20-04902

SITE LOCATION VICINITY MAP



Exhibit Map



3/25/2021, 1:37:09 PM

Override 1
 Override 1
 Parcels

