

CITY OF FRESNO  
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

**NOTICE OF INTENT  
TO GRANT DEVELOPMENT PERMIT APPLICATION NO. D-17-109 AND RELATED  
PLANNED DEVELOPMENT PERMIT APPLICATION NO. P18-03876**

**Please Note:** You are receiving this notice because you live 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 requires that the City give notice to surrounding property owners to give you the opportunity to express concerns or appeal the permit. Further information is provided below. If you have no concerns regarding the permit, no response is needed.

NOTICE IS HEREBY GIVEN that the Director of the Development and Resource Management Department, in accordance with Common Procedures of the Fresno Municipal Code (FMC), Section 15-5007, will take action on Development Permit Application D-17-109 and Planned Development Permit Application No. P18-03876 on or after June 17, 2019. The subject applications were filed by Ian Robertson, of iT Architecture, Inc., on behalf of Terrance Frazier of TFS Investments, LLC, and pertain to the entire ±1.37 acre block of H Street, between Mono and Inyo Streets, in Downtown Fresno. Development Permit Application D-17-109 proposes to redevelop the subject properties in four phases. Phase I proposes an outdoor retail & entertainment center featuring restaurants, bars, a stage, and outdoor seating. Phase II proposes the demolition of existing buildings and parking lot and construction of a 4-story mixed use apartment building consisting of ground floor retail and 48 residential units. Phase III proposes partial demolition of existing buildings and construction of a new single story restaurant, bar and entertainment venue. Specific plans for Phase IV (704 H Street) are not known at this time. However, master plans call for the future demolition and/or adaptive reuse of the existing building. In accordance with FMC Section 15-5901, related Planned Development Permit Application No. P18-03876 was filed for purposes of allowing for greater design flexibility on an infill site by modifying certain property development standards in accordance with FMC Sections 15-1504 & 15-1505. The subject properties are zoned DTN (*Downtown Neighborhood*).

All documents (including the application and environmental determination) related to this project are available for public review at the Development and Resource Management Department, 2600 Fresno Street, 3<sup>rd</sup> 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.).

In the event you wish to protest the possible approval of this project, you may do so by filing a written appeal with the Director prior to 5 p.m. on June 17, 2019. The appeal must include the appellant's interest in, or relationship to, the subject property and specific reason(s) why the appellant 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 appeal of the potential approval must be submitted to this office prior to close of business on:

**June 17, 2019**

In addition, unless otherwise specified in governing State or federal law, all appeals shall be filed with the Director in writing within 15 days of the date of the action, decision, CEQA determination, motion, or resolution from which the action is taken. In other words, the project can be appealed up until close of business on the 15<sup>th</sup> day after approval. If you wish to be notified of the project approval, please contact the Planner listed below by the date noted above.

For additional information regarding this project, contact Phillip Siegrist, Planner III, Development and Resource Management Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at **(559) 621-8061** or via e-mail at [Phillip.Siegrist@fresno.gov](mailto:Phillip.Siegrist@fresno.gov). ***Si necesita información en Español, comuníquese con McKencie Perez al teléfono (559) 621-8066 or email [Mckencie.Perez@fresno.gov](mailto:Mckencie.Perez@fresno.gov).***

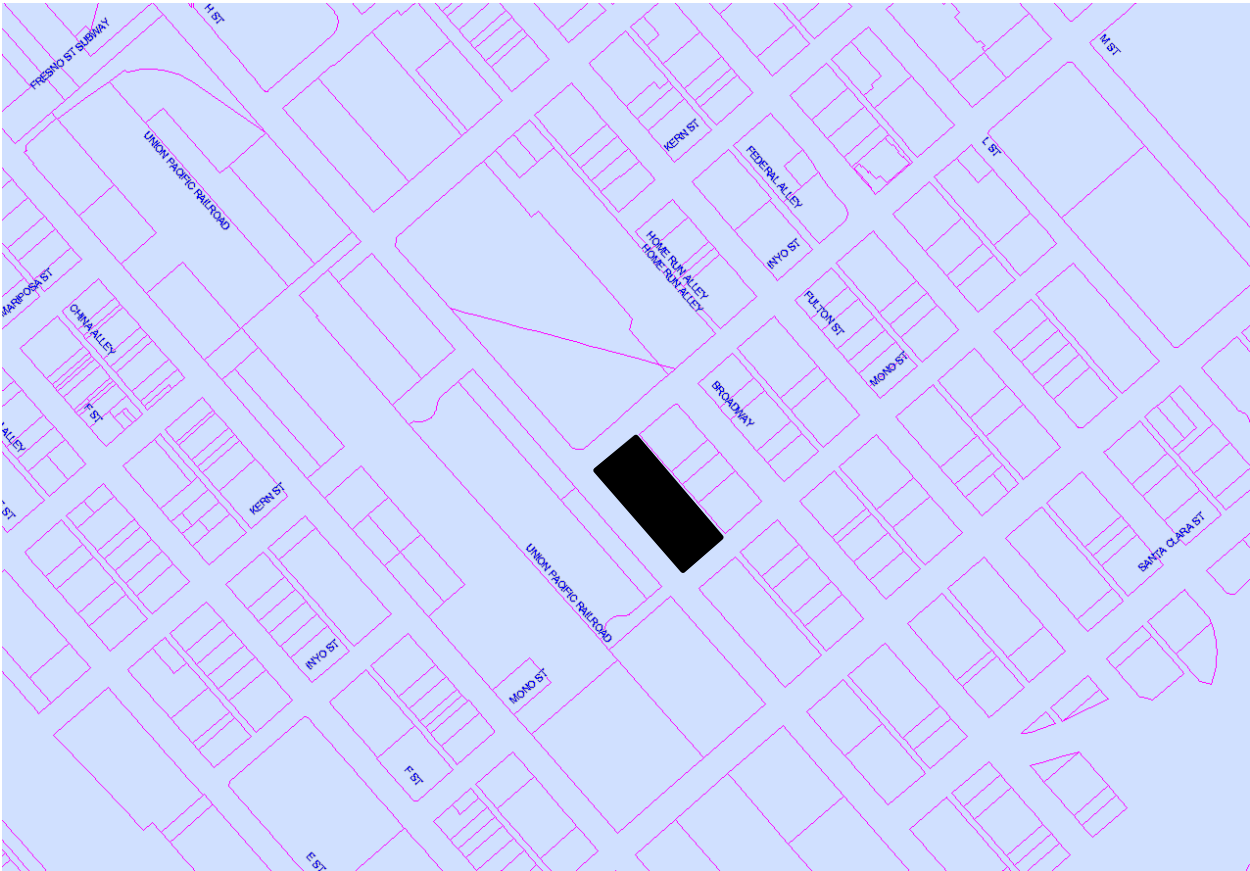
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
Jennifer K. Clark, AICP, Director  
Dated: June 7, 2019  
Assessor's Parcel No. 468-286-07, 08, 09, 10, 12

**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**

**THIS IS A LEGAL NOTICE REGARDING**  
702-762 H Street

D-17-109 and  
P18-03876

VICINITY MAP



Subject Property

