

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
PLANNED DEVELOPMENT PERMIT APPLICATION NO. P21-01805

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 Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code (FMC), will conduct a public hearing to consider the items below. The applicant requests authorization to modify applicable development standards relating to block, street, and alley standards for a proposed 53-unit multifamily, mixed-use development located at 1510 Van Ness Avenue, on the north side of Stanislaus Street, between Van Ness Avenue and 'L' Street in downtown Fresno. The project proposes to vacate the existing alley between Stanislaus and Calaveras Streets. On October 4, 2021, the Planning and Development Department Director denied the request based upon the inability to make the required findings for Planned Development Permits under Section 15-5905 of the FMC. The subject application is being considered by the Planning Commission on an appeal by the applicant. At this hearing, the following will be considered:

1. **Environmental Assessment No. P21-01805/P21-02255**, dated November 17, 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. **Planned Development Permit Application No. P21-01805**: Staff recommends the Planning Commission deny the appeal and uphold the action of the Planning and Development Department Director to deny Planned Development Permit Application No. P21-01805, a request to modify applicable development standards relating to block, street, and alley standards for the purpose of vacating the existing alley between Stanislaus and Calaveras Streets for a proposed mixed-use development.

FRESNO CITY PLANNING COMMISSION

Date: Wednesday, November 17, 2021

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

Place: Watch the live broadcast via the Zoom link located on the Planning Commission agenda found here:
<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 available for review in person at Fresno City Hall by appointment only. Please contact the Planner identified below for additional information.

In response to COVID-19, City Hall Council Chambers may or may not be open to the public and/or limited in occupancy for Planning Commission hearings, however 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 at least 24 hours in advance, via an eComment or by email to PublicCommentsPlanning@fresno.gov (cc Jose.Valenzuela@fresno.gov), or speak in favor or against the project proposal. All documents submitted to the Planning Commission for its consideration prior to or at the hearing shall be submitted to the Planning Commission at least 24 hours prior to the Commission agenda item being heard, pursuant to the Planning Commission rules and procedures, or they may be excluded from the administrative record of proceedings. The Planning Commission action on the proposed Planned Development Permit and Environmental Assessment will be final unless appeal to the City Council.

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.

For additional information regarding this project, please contact Jose Valenzuela, Planning and Development Department, Development Services Division, City Hall, 2600 Fresno Street, Fresno, California 93721-3604, by telephone at (559) 621-8070, or via e-mail at Jose.Valenzuela@fresno.gov. Si necesita información en español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070.

Jennifer M. Clark, Secretary
Fresno City Planning Commission

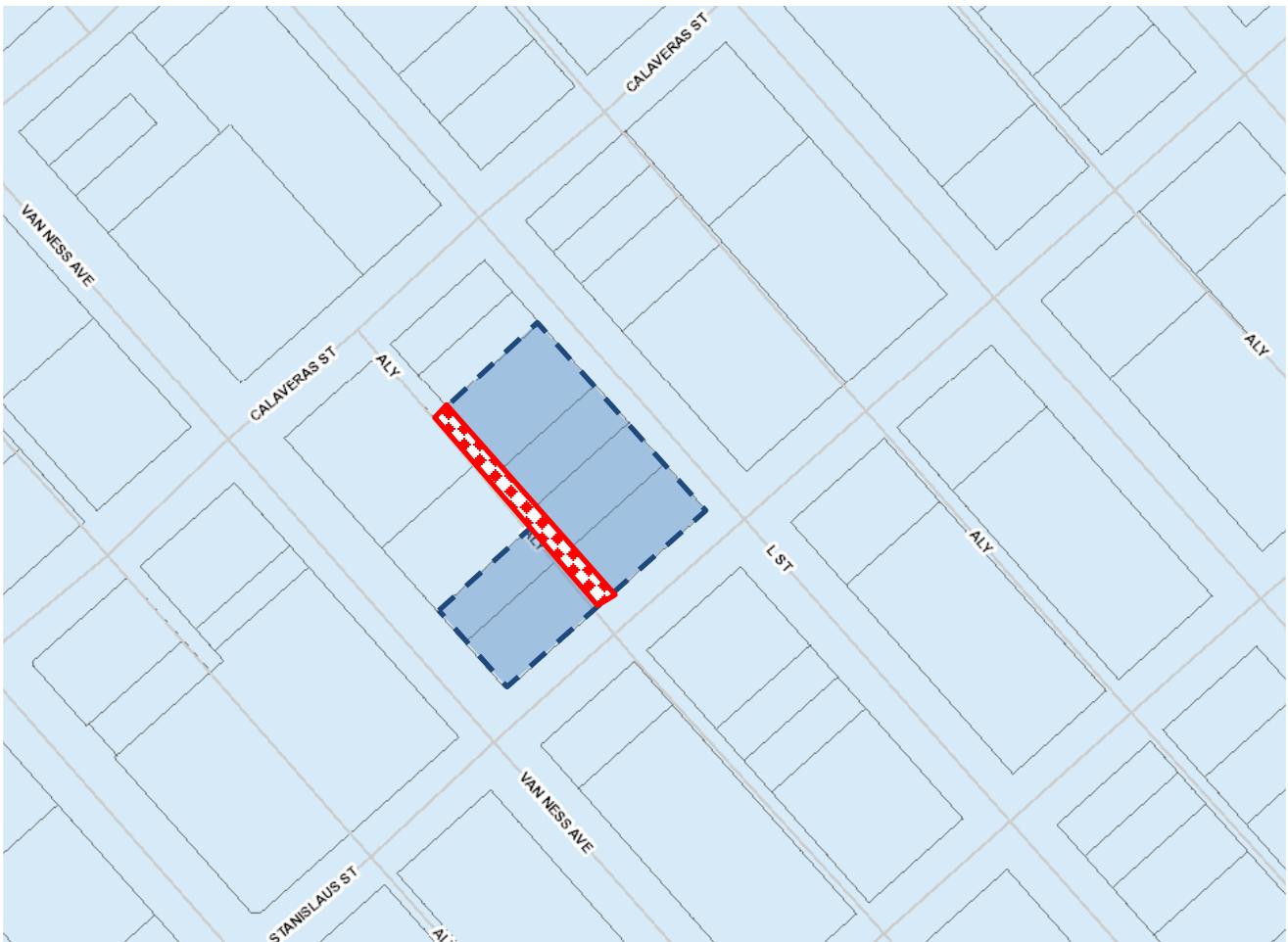
APNs: 466-142-03, -04, -07, -08, -09, -14, -15
DATED: November 5, 2021

SEE MAP ON REVERSE SIDE

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

VICINITY MAP/SITE LOCATION

1510 Van Ness Avenue S/A



Subject Property
To Be Developed



Existing Alley
Proposed To Be Vacated

