CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

TEXT AMENDMENT APPLICATION NO. P24-00794
AND
MITIGATED NEGATIVE DECLARATION (SCH NO. 2024110662)

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Sections 15-4902, 15-4903, 15-5809 and 15-5810 of the Fresno Municipal 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 items below, filed by the City of Fresno. At the hearing, the following will be considered:

1. **Mitigated Negative Declaration Sch No. 2024110662:** In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that would reduce impacts to less than significant levels. The Draft MND was released for a 30-day public review period beginning on November 20, 2024 and ending on December 20, 2024.
2. **Text Amendment Application No. P24-00794** consideration of a citywide text amendment that would amend Sections 15-1302, 15-4907, 15-5102, 15-6702, 15-6802 of the Fresno Municipal Code, repeal Section 15-1106 of the Fresno Municipal Code, and establish Section 15-2742.5 of the Fresno Municipal Code, to permit ministerial approval of housing projects in the following instances as noted below:
    a. Ministerial approval of office to dwelling conversions in the Office zone district; and
    b. Ministerial approval of multi-unit residential development in the RM-1, RM-2, and RM-3 zone districts on parcels within one-half mile of an existing bus stop; and
    c. Ministerial approval of multi-unit residential uses in the NMX, CMX, RMX, CMS and CR zone districts on parcels within the City's Infill Priority Area; and
    d. Ministerial approval of new multi-unit residential development in the Office zone district.

*The above documents are available for public review via e-mail (noted below) and within the upcoming Planning Commission agenda. Please contact the Planner identified below or visit the webpage https://www.fresno.gov/planning/plans-projects-under-review/#mixed-use-text-amendment for additional information.

FRESNO PLANNING COMMISSION

Date: Wednesday, February 19, 2025

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

Place: City Hall Council Chamber, Second Floor, 2600 Fresno Street, Fresno, CA 93721; or watch the live broadcast via the Zoom link located on the Planning Commission agenda found here: https://fresno.legistar.com/Calendar.aspx

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the project proposal. However, all documents submitted to the Planning Commission for its consideration shall be submitted to the Planning and Development Department at least 24 hours prior to the Planning Commission Agenda item being heard, pursuant to Article 4(3), or they may be excluded from the administrative record of proceedings. If an individual challenges the above applications in court, they may be limited to raising only those issues that were 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 consistent with their respective rules of procedure at, or prior to, the public hearing. The Planning Commission recommendation on the proposed Text Amendment and Environmental Assessment will be considered by the City Council.
NOTE: This public hearing notice is being published in the Fresno Bee pursuant to the requirements of Fresno Municipal Code Section 15-5007.

For additional information regarding this project, contact Adrienne Asadoorian-Gilbert, Supervising Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8339 or via e-mail at Adrienne.Asadoorian@fresno.gov. *Si necesita información en Español, comuníquese con Yamilex Nava al teléfono (559) 621-8028 o por correo electrónico a Yamilex.Nava@fresno.gov.*