PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT		See Executive Summary in Staff Report for Development Permit Application No. D-17-109 and related Planned Development Permit Application No. P18-03876.
APPLICANT		Ian Robertson, of iT Architecture, Inc., on behalf of Terrance Frazier of TFS Investments, LLC
LOCATION		702, 704, 710, 728, 740, 752 H Street S/A ; The entire easterly block of H Street between Mono and Inyo Streets in Downtown Fresno (APNs: 468-286-07, 08, 09, 10, & 12) **(Council District 3, Council Member Arias)**
SITE SIZE		±1.37 Acres
PLANNED LAND USE	Existing-	Downtown Neighborhood
	Proposed-	No Change
ZONING		DTN (*Downtown Neighborhood*) *Activity Class B along Inyo and H street frontages* *Activity Class C along Mono Street frontage*

HOUSING ELEMENT SITE		This project is on sites listed in the Housing Element Sites Inventory (2008-2013 RHNA). The Housing Sites Inventory (2008-2013 RHNA) establishes the minimum capacity of this site to be 70 units with an affordability categorization of Very Low/Low. The proposed project include 48 Above Moderate (market rate) units, therefore this project represents a reduction of 70 Very Low/Low units.
		State law requires that when a jurisdiction permits development on a Housing Element Site at less than the established minimum residential capacity, the following findings (supported by substantial written evidence) must be made at the time of approval: the reduction is consistent with the adopted general plan, including the housing element, and that the remaining sites identified in the Housing Element are adequate to accommodate the City of Fresno's share of the RHNA.
		As of the date of this analysis, the remaining sites identified in the Housing Element are not adequate to meet the requirements of Section 65583.2 of the California Government Code or to accommodate the City's share of the regional housing need pursuant to Section 65584. Approval of this project will reduce the 2008-2013 RHNA capacity for Very Low/Low units by 70 units, which is more than the current excess capacity of 59 units. The 2008-2013 RHNA obligation for Very Low/Low is 4,873 units, and the total capacity remaining after the proposed decrease is 4,862 units. Per Section 65863 of the California Government Code a housing project cannot be denied because it would reduce the capacity of the Housing Sites Inventory to below the City's RHNA obligation in any one income category. In keeping with Section 65863, the City will have 180 days after the approval of this project to identify and make available additional adequate sites to increase the capacity of the Housing Sites Inventory (2008-2013 RHNA) to accommodate the City's share of the regional housing need.
PLAN DESIGNATION AND CONSISTENCY		Development Permit Application No. D-17-109 and related Planned Development Permit Application No. P18-03876 are proposed in accordance with the Downtown Neighborhoods planned land use designation identified in the Downtown Neighborhoods Community Plan and Fresno General Plan. The Downtown Neighborhoods planned land use designation is consistent with the subject property's underlying DTN (*Downtown Neighborhoods*) zone district.
ENVIRONMENTAL FINDING		A determination of Categorical Exemption, Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines was prepared for this project.

PLAN COMMITTEE RECOMMENDATION	There was no District 3 Plan Implementation Committee to recommend approval of the project, thus no comments or recommendations were received.
STAFF RECOMMENDATION	Approval of Development Permit Application No. D-17-109 and related Planned Development Permit Application No. P18-03876 subject to requirements found in the Conditions of Approval.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Downtown General	DTG (*Downtown General*)	Stadium
South	Downtown Neighborhood	DTN (*Downtown Neighborhood*)	Commercial
East	Downtown General	DTG (*Downtown General*)	Heavy Commercial
West	Downtown Neighborhood	DTN (*Downtown Neighborhood*)	Light Industrial