

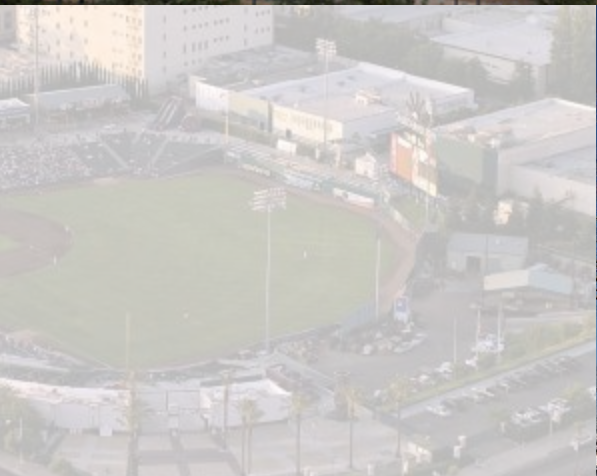
# **DOWNTOWN HOUSING WORKSHOP**

## **Exploring Innovative Residential Development Incentives**



**Dan Zack, Assistant Director**  
Development and Resource Management Department







Cassidy's Factory

TRUCK ROUTE

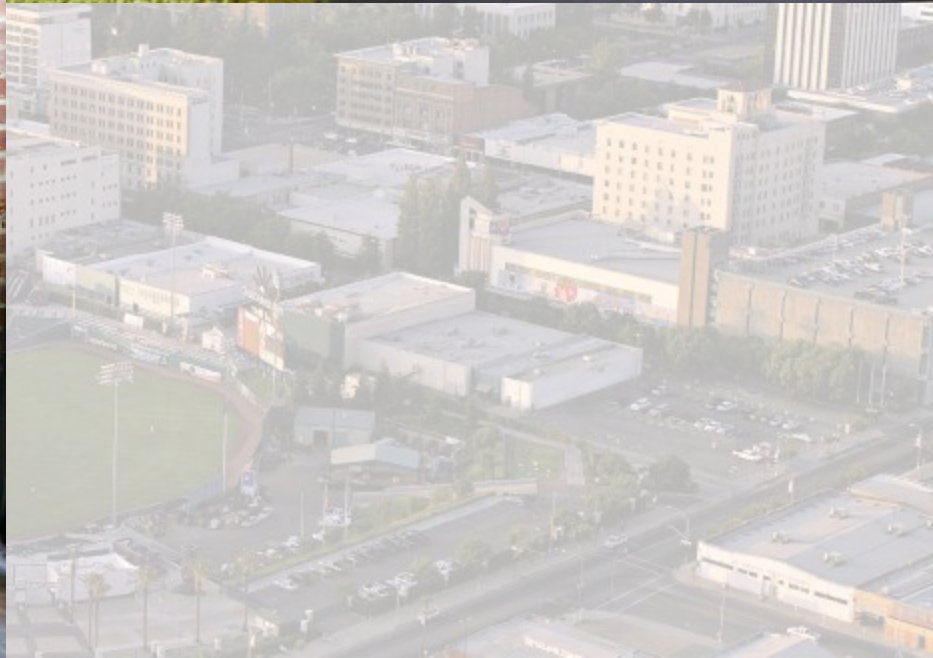
DO NOT BLOCK INTERSECTION

Fair Oaks Av

Fair Oaks

AKES







**Downtown Revitalization**

**Access to Jobs and Services**

**Transportation Options**

# Downtown Neighborhoods Community Plan

Fresno, California



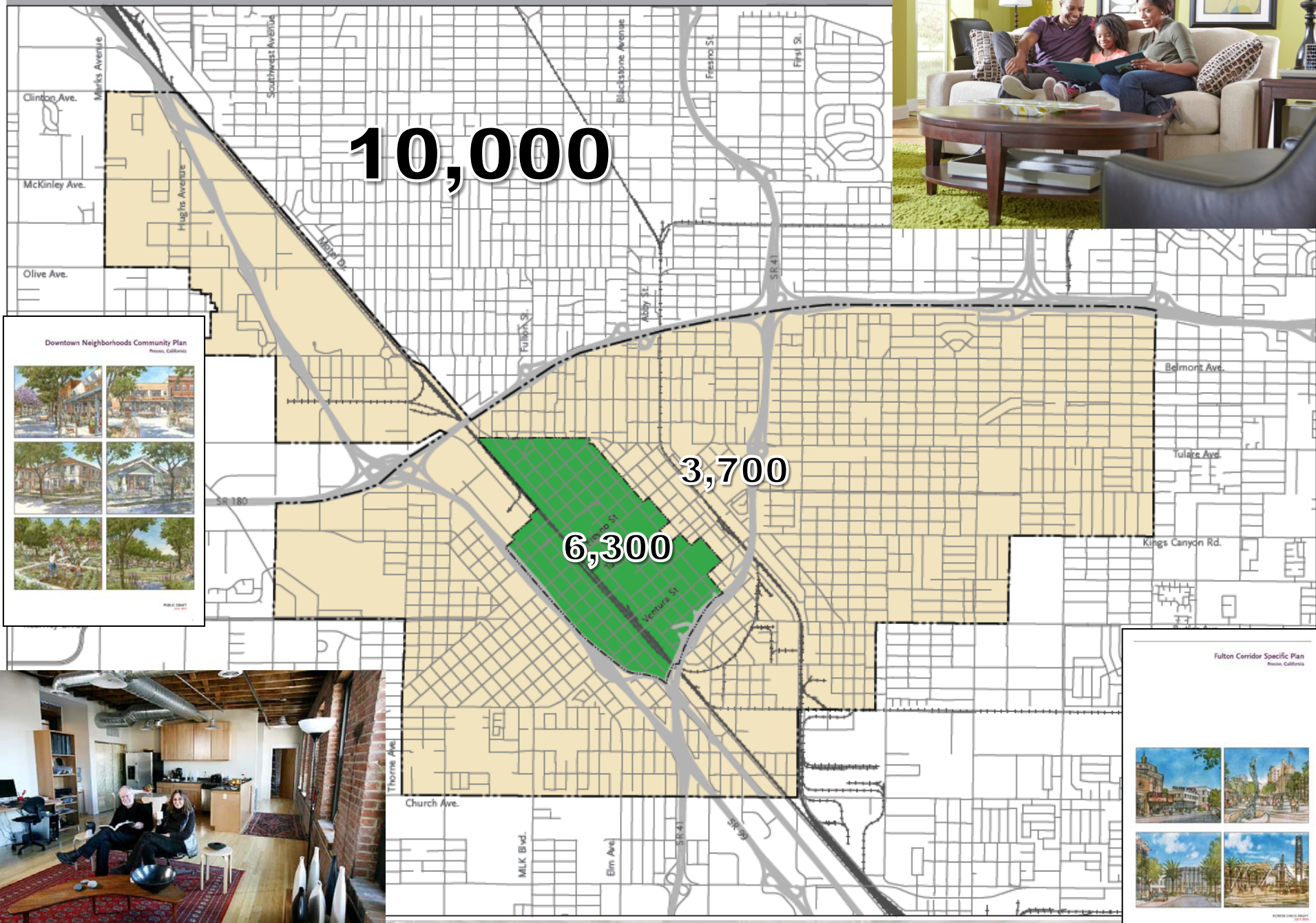
# Fulton Corridor Specific Plan

Fresno, California





FIGURE 2- COMMUNITY PLAN BOUNDARIES

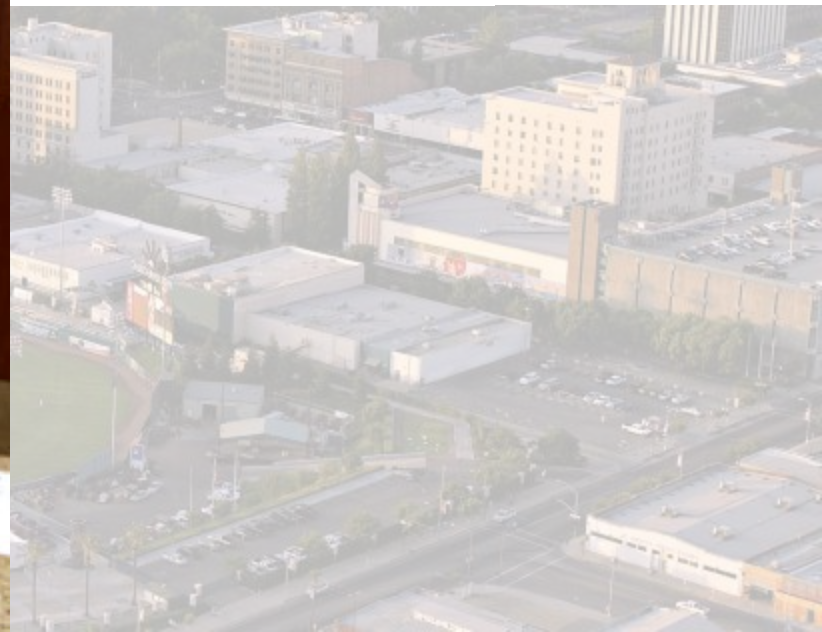




**T**  
STUDIO  
T SQUARE  
Architecture  
Planning  
Urban Design  
304 12th Street, Suite 2A  
Oakland, California 94612



**APPROVED**



# **Article 52      Development Permit (Formerly Site Plan Review)**

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## **Sections:**

- 15-5201      Purpose
- 15-5202      Applicability
- 15-5203      Review Authority
- 15-5204      Application Requirements
- 15-5205      Public Notice
- 15-5206      Required Findings
- 15-5207      Conditions of Approval
- 15-5208      Appeals
- 15-5209      Modifications z

### **15-5201      Purpose**

Development Permit approval is required to ensure that new development is carried out in accord with this Code and the goals and objectives of the General Plan and any other adopted plans and guidelines.

### **15-5202      Applicability**

- A.      **Development.** A Development Permit shall be required for all development of property which is ineligible for a Zone Clearance as put forth in Article 51 to confirm that the project is being proposed in a manner which is compliant with all applicable development standards prior to securing a building permit.

# Article 51      Zone Clearance

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## Sections:

- 15-5101      Purpose
- 15-5102      Applicability
- 15-5103      Review Authority
- 15-5104      Application Requirements
- 15-5105      Public Notice

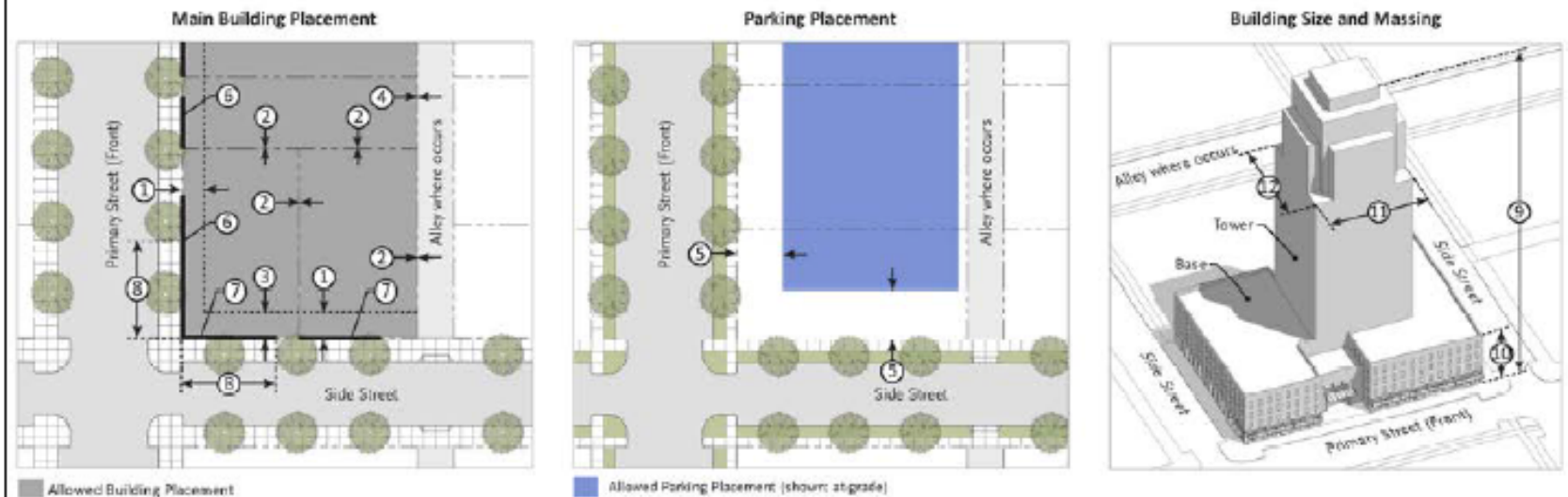
### **15-5101      Purpose**

This article establishes procedures for conducting a Zone Clearance to verify that each new or expanded use or structure complies with all of the applicable requirements of this Code and with any applicable policies or standards of the General Plan and any operative plans.

### **15-5102      Applicability**

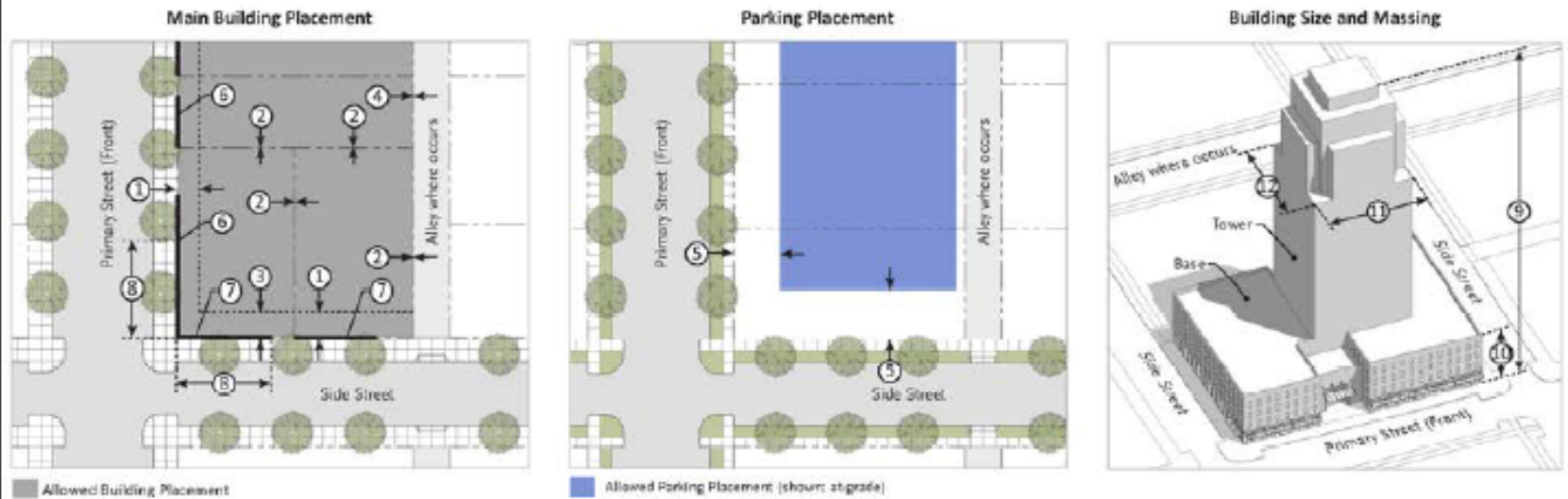
- A.      **Establishment of a Permitted Use.** A Zone Clearance is required to confirm that the establishment of a new use is permitted as a matter of right and that no Conditional Use Permit or other entitlements are required prior to securing a tax certificate and commencing operations.
- B.      **Development of One Single-Family Home or One Duplex.** A Zone Clearance is required to confirm that the construction of one single-family house or one duplex is permitted as a matter

**TABLE 15-1503: BUILDING AND PARKING PLACEMENT AND BUILDING MASSING STANDARDS—  
DOWNTOWN DISTRICTS**



District	DTN	DTG	DTC	Additional Regulations	#
Floor Area Ratio (min./max.)	No Limit	No Limit	No Limit		
Residential Density, du/ac (min./max.)	No Limit	No Limit	No Limit		
Setbacks (ft.)					
Front, Activity Class A (min./max.)	0/2	0/2	0/2	Figure 1504-A: Activity Classifications	
Front, Activity Class B and C (min./max.)	0/10	0/10 (1)	0/10		
Interior Side (min.)	0	0	0	§15-313, Determining Setbacks and Yards, §15-1504-E, RS Transition Standards, and §15-1504-G, Parking Buffering	
Street Side (min./max.)	0/10	0/10 (2)	0/10		
Rear (min.)	0	0	0		

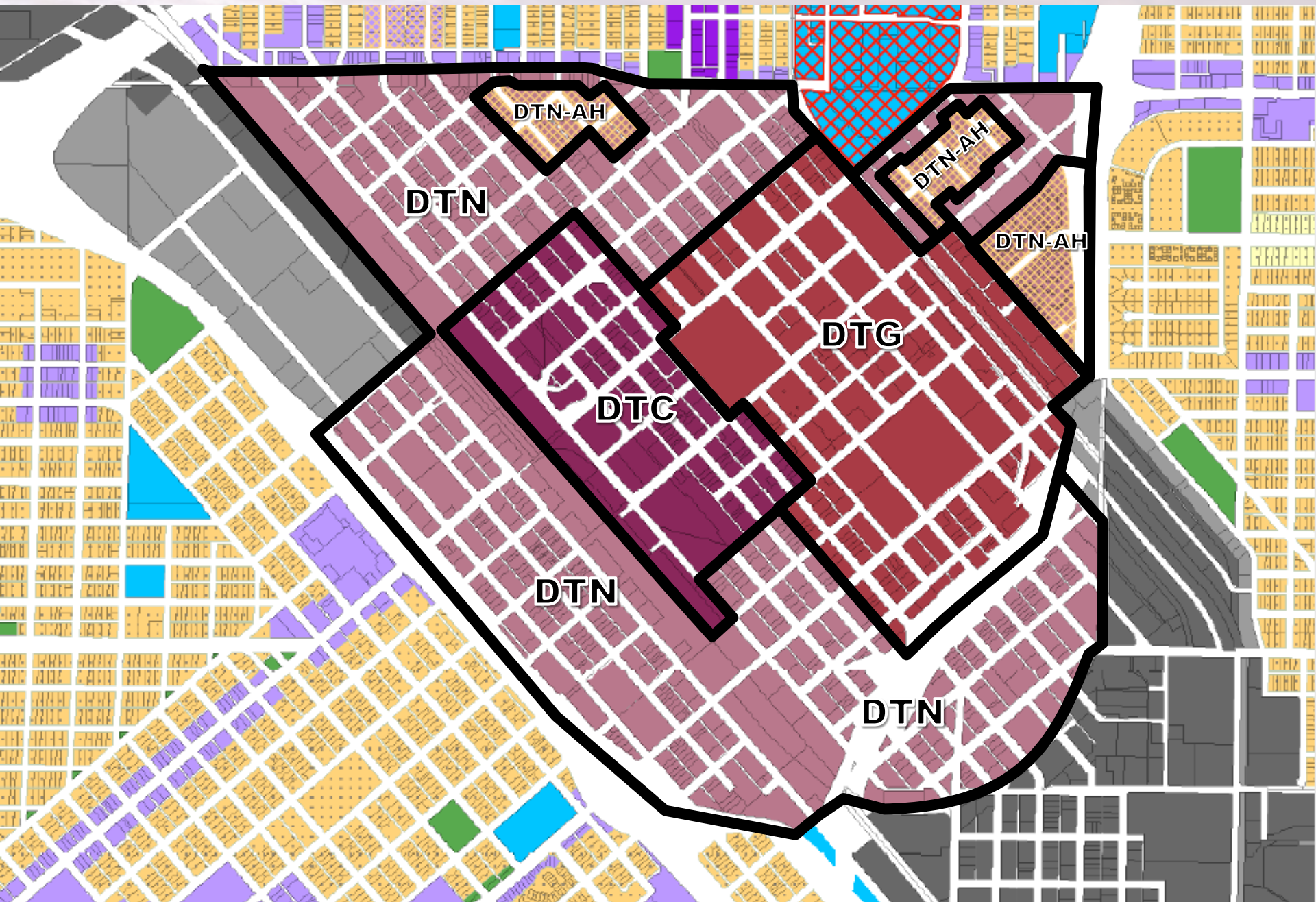
**TABLE 15-1503: BUILDING AND PARKING PLACEMENT AND BUILDING MASSING STANDARDS—  
DOWNTOWN DISTRICTS**

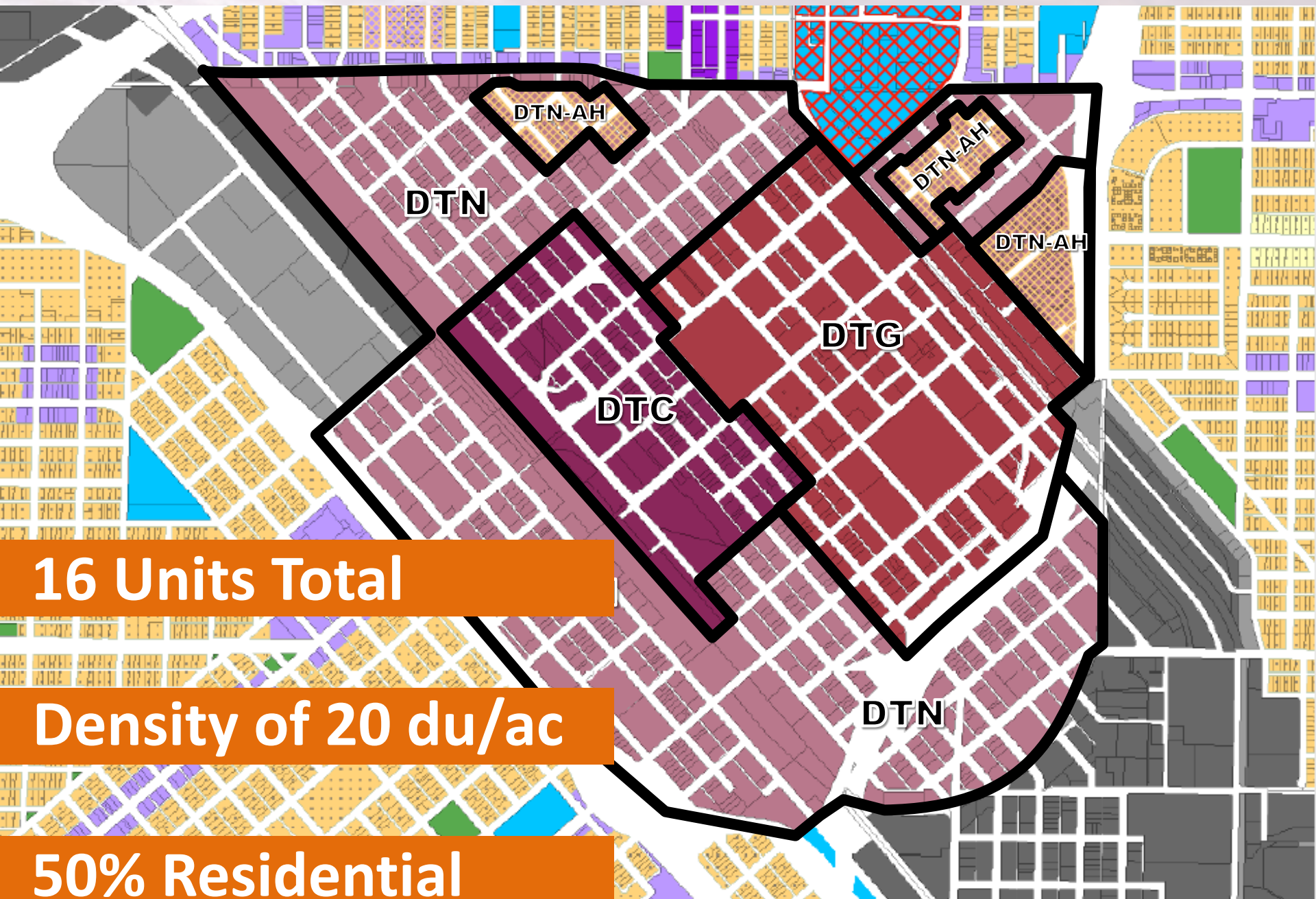


District	DTN	DTG	DTC	Additional Regulations	#
Floor Area Ratio (min./max.)	No Limit	No Limit	No Limit		
Residential Density, du/ac (min./max.)	No Limit	No Limit	No Limit		
Setbacks (ft.)					
Interior Side (min.)	0	0/2	0/2	Figure 1504-A: Activity Classifications	
		0/10 (1)	0/10		
Rear (min.)	0	0/10 (2)	0/10	§15-313, Determining Setbacks and Yards, §15-1504-E, RS Transition Standards, and §15-1504-G, Parking Buffering	
		0	0		

**Ministerial Approval**

**Not a Project for CEQA**



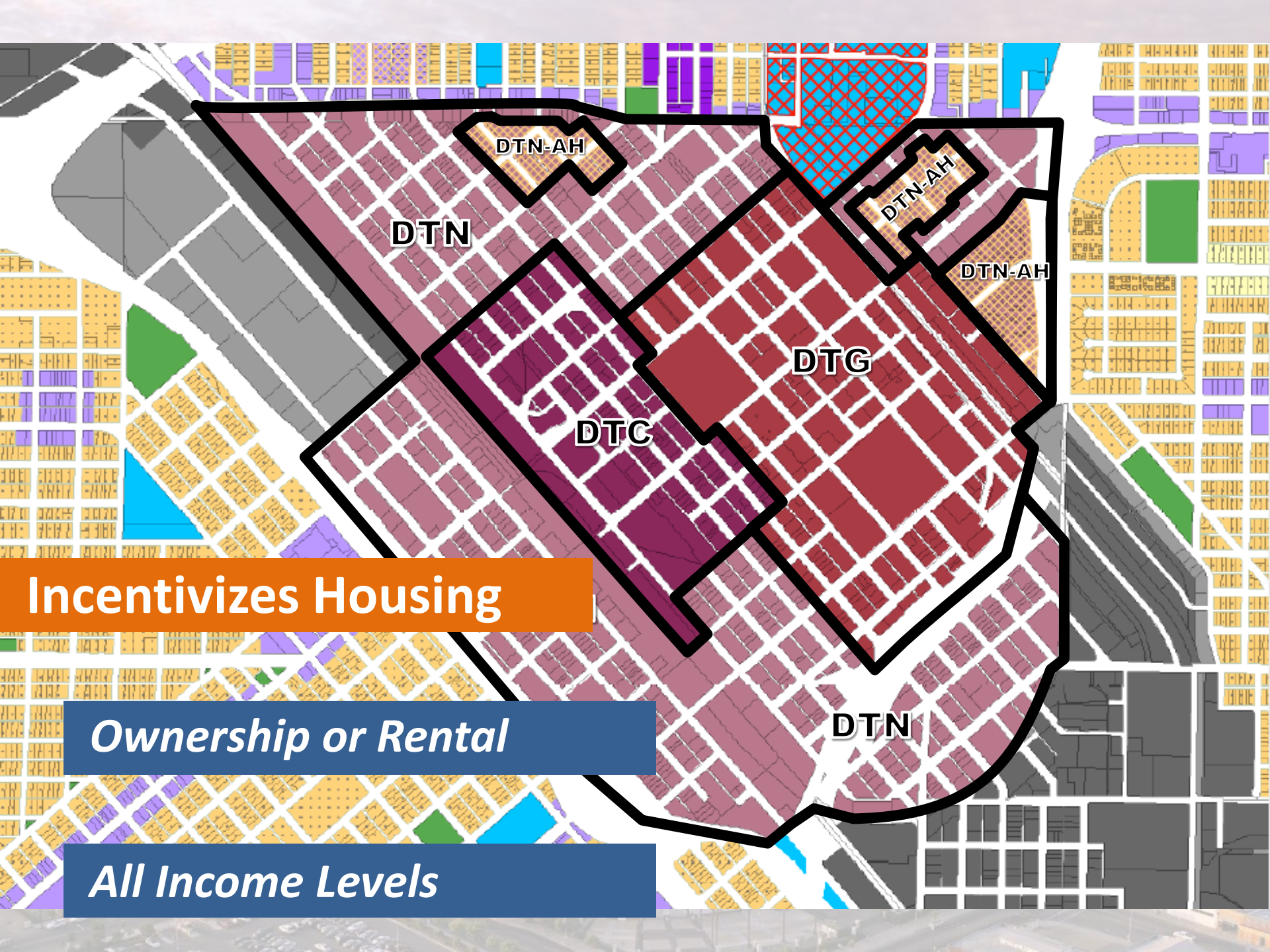


**16 Units Total**

**Density of 20 du/ac**

**50% Residential**





DTN-AH

DTN

DTN-AH

DTN-AH

DTG

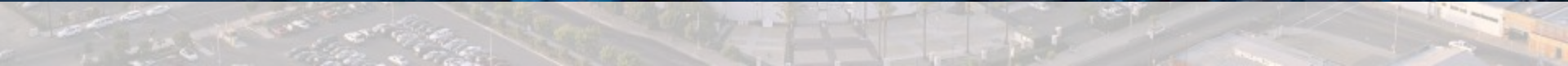
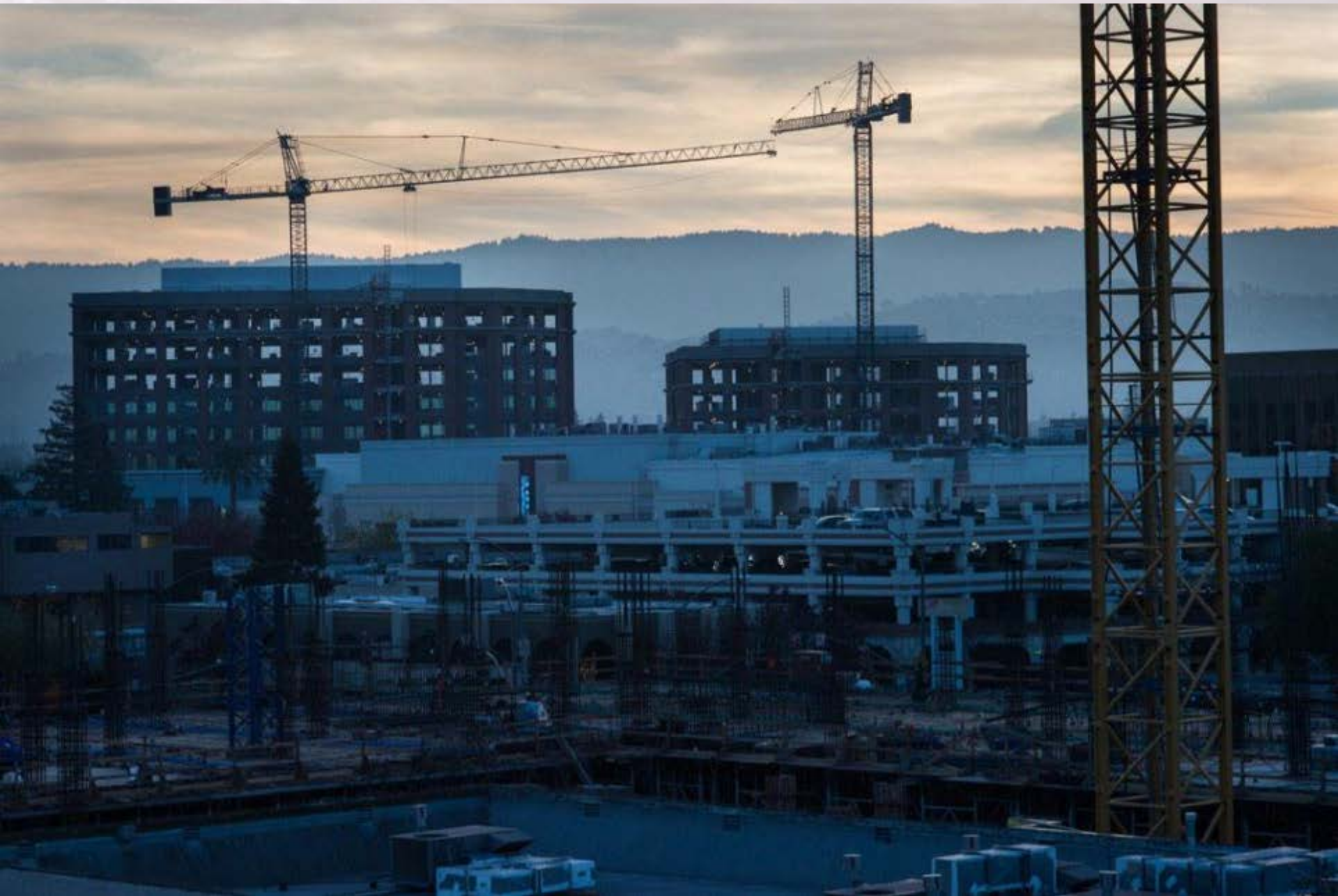
DTC

DTN

**Incentivizes Housing**

*Ownership or Rental*

*All Income Levels*





# WHAT HAPPENS NEXT?



An aerial photograph of a city, likely Los Angeles, showing a large baseball stadium in the foreground. The stadium is surrounded by various city buildings and parking lots. The sky is clear and blue. The image is overlaid with a grid of colored bars containing text.

**Public Comment Drafts**

**July 27**

**Public Comment Closed**

**September 12**

**Planning Commission**

**October 12**

**City Council**

**October 20**