

Exhibit L  
Presentation



Rendering of the Monarch @ Chinatown, Fresno Housing



# MIXED-USE TEXT AMENDMENT

9/29/22

Text Amendment Application No. P22-02413

# Planning Context



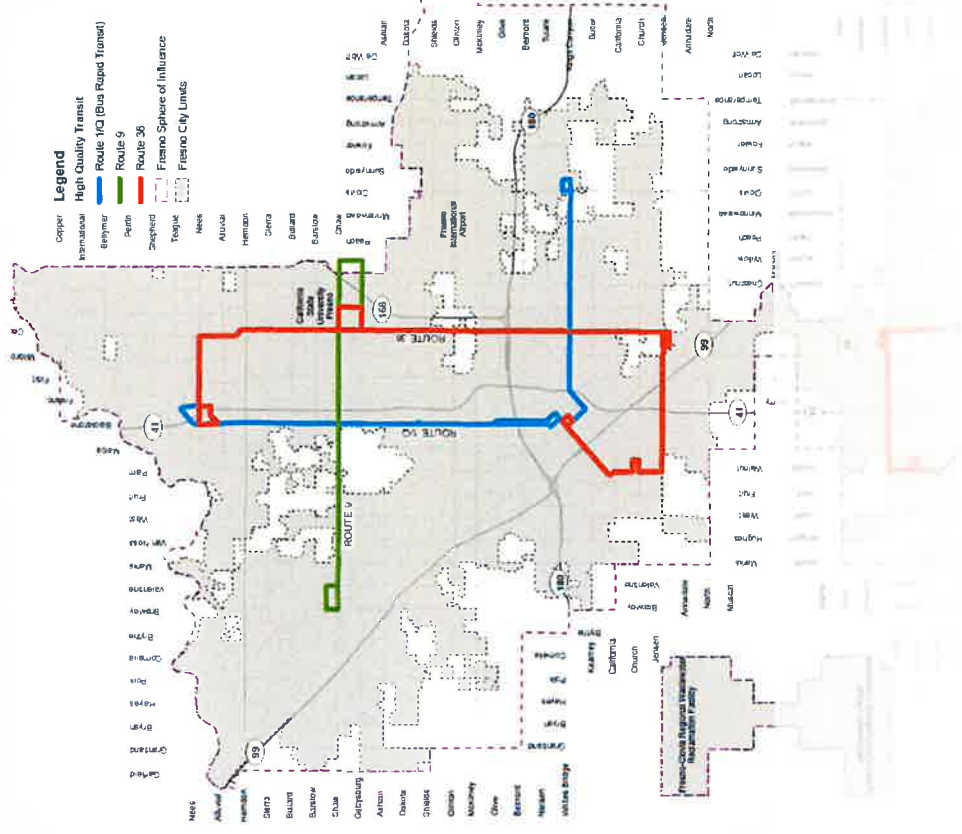
- ☐ Housing
- ☐ Infill Development:  
“Roughly half”
- ☐ Complete  
Neighborhoods
- ☐ Land Use/  
Transportation  
Connection



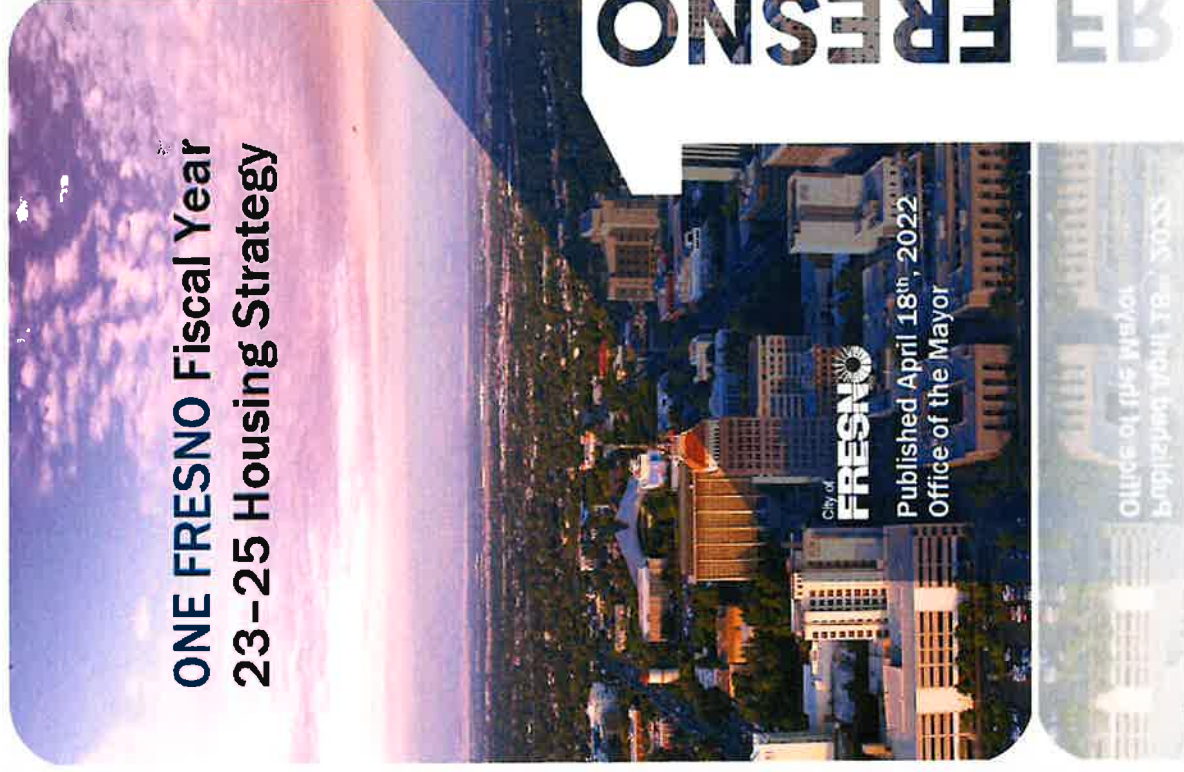
# Land Use/Transportation Connection

FAX Q

High Quality Transit Corridors

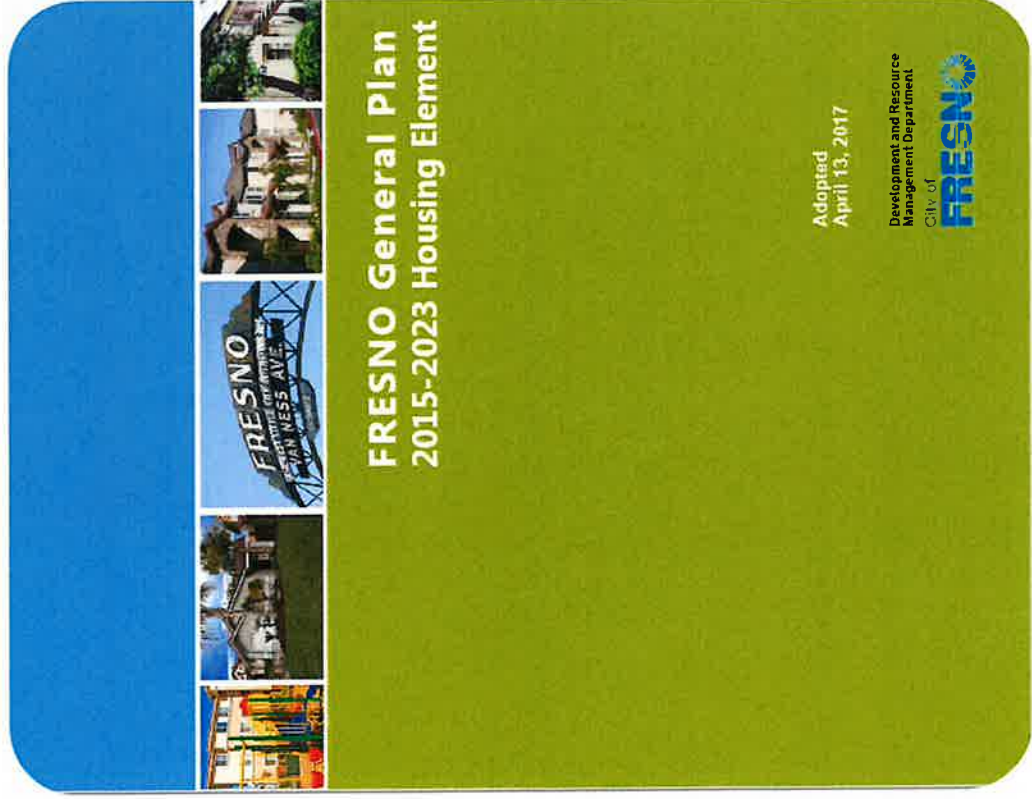


# Housing Strategy



- Over 30,000 units affordable housing shortfall
- One Fresno Housing Strategy
  - ▣ Remove density caps
  - ▣ Create ministerial approval

# Planning Context



- ☐ Housing Element Update
- ☐ RHNA requires land capacity for:
  - ▣ 36,866 new housing units, to include:
  - ▣ 15,324 new low-income units
- ☐ Remove barriers to housing





# The Issue

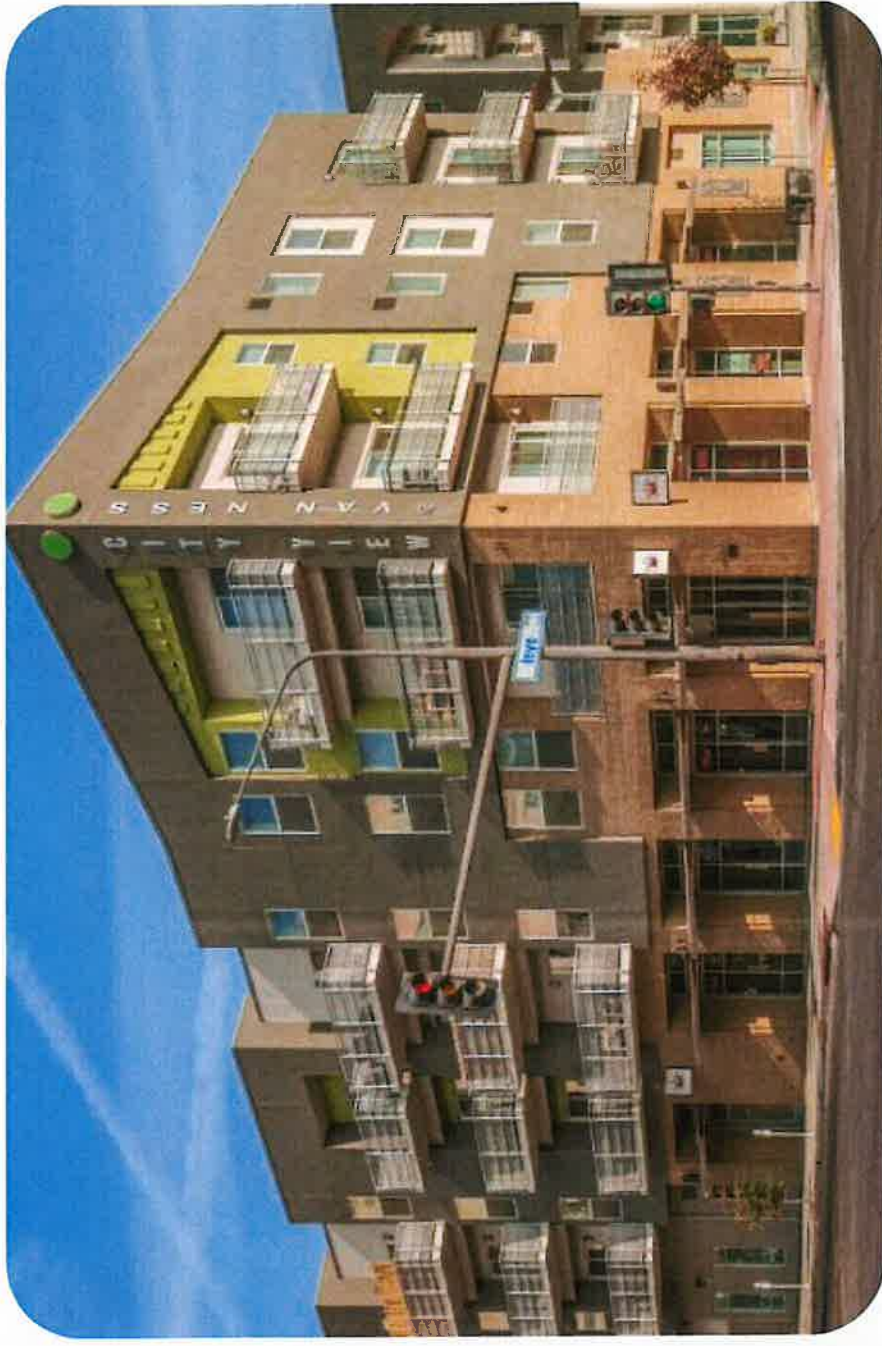
Only one mixed-use project has been completed on the city's mixed-use/transit corridors since 2018



The Link, Integrated Community Development

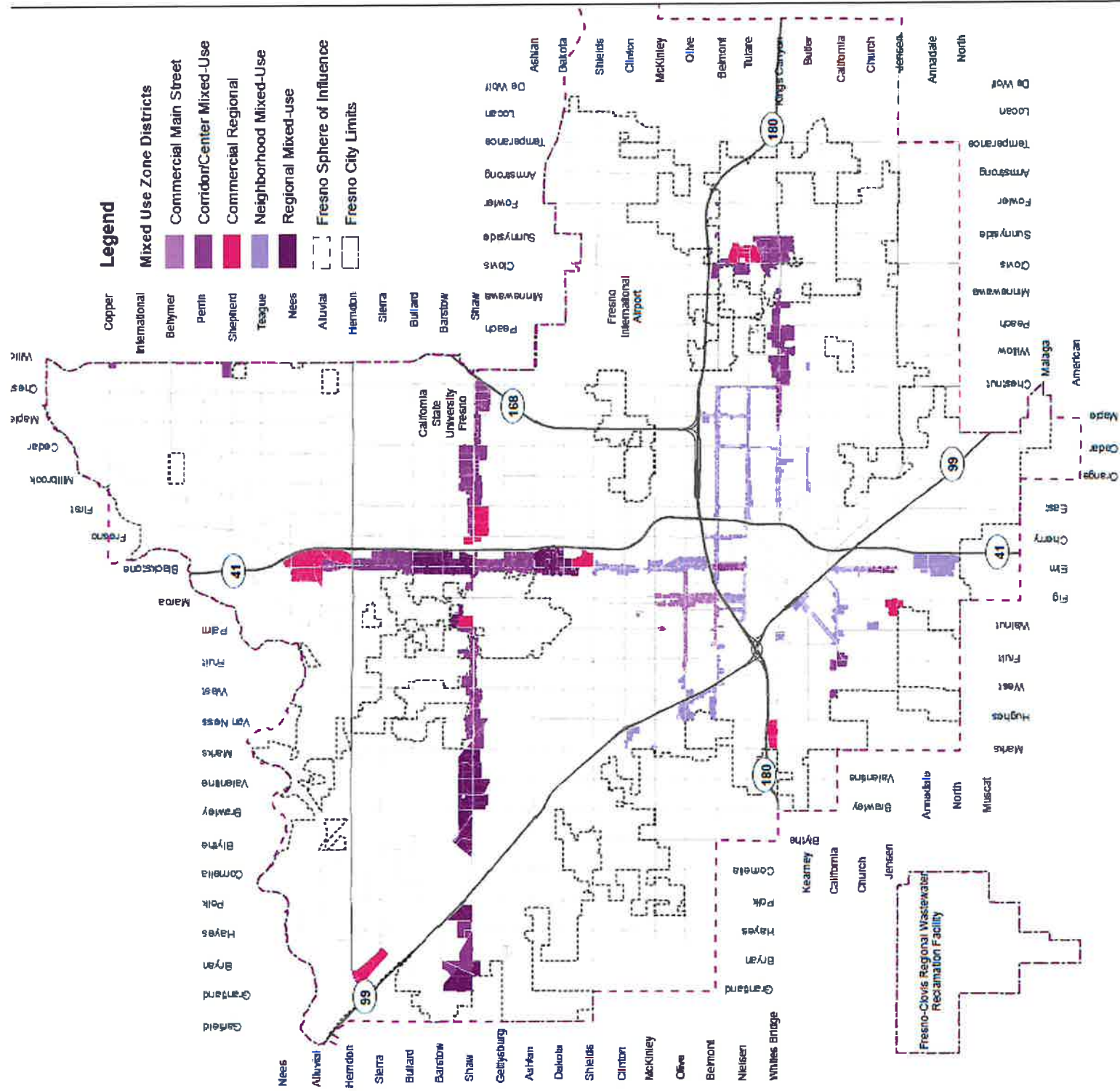
# The Issue

The majority of mixed-use projects in the pipeline are downtown, where there is no density cap and a ministerial approval process



Cityview Apartments, Fresno Housing





# Proposed Changes

Zoning	Density (units per acre)	Height (feet)
Neighborhood Mixed Use	12-16	40
Corridor/Center Mixed Use	16-30	60
Regional Mixed Use	30-45	75
Commercial Main Street	0-16	35
Commercial Regional	0-16	75

- Density caps removed
- Active ground floor uses required along all major streets near intersections and BRT stops
- CEQA requirements addressed through ministerial process

# September 1 Workshop

## 1. Herndon Avenue

## 2. Density

- Parking
- Heights
- Unit Size

## 3. Ministerial Approval

### City of Fresno

2600 Fresno Street  
Fresno, CA 93721  
[www.fresno.gov](http://www.fresno.gov)



### Meeting Agenda - Final-revised

Thursday, September 1, 2022

9:00 AM

Regular Meeting

Council Chambers (In Person and/or Electronic)

### City Council

President - Nelson Esparza  
Vice President - Tyler Maxwell

### Councilmembers:

Esmeralda Z. Soria, Mike Karbassi, Miguel Angel Arias, Luis Chavez,  
Garry Bredefeld

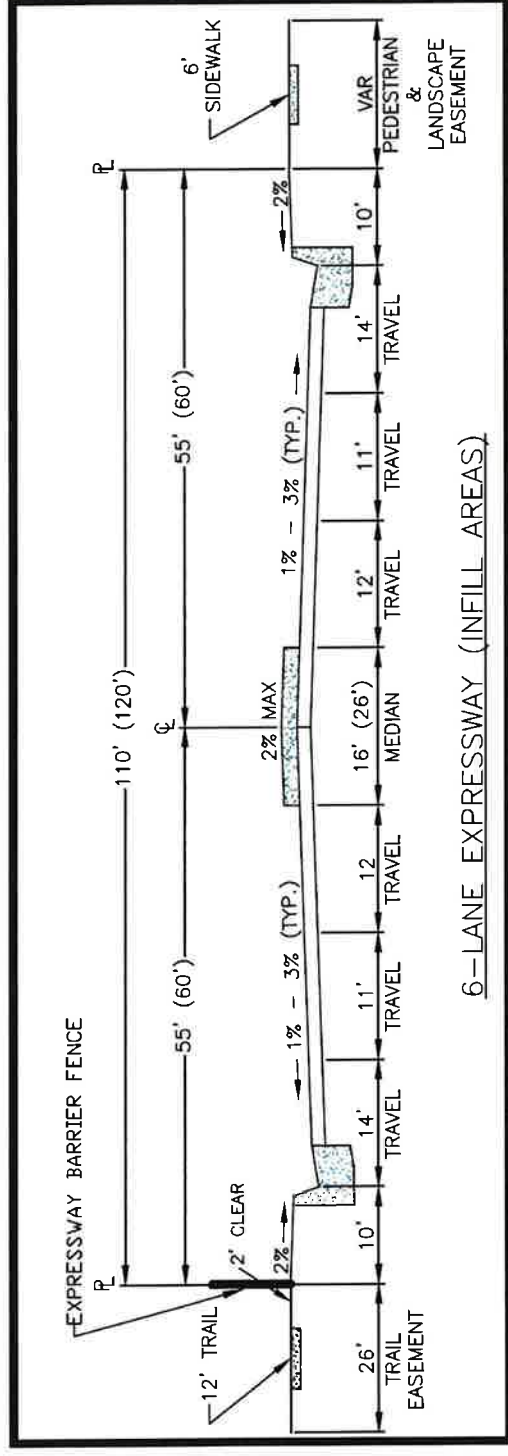
City Manager - Georgeanne A. White  
Interim City Attorney - Rina Gonzales  
City Clerk - Todd Siermer, CMC

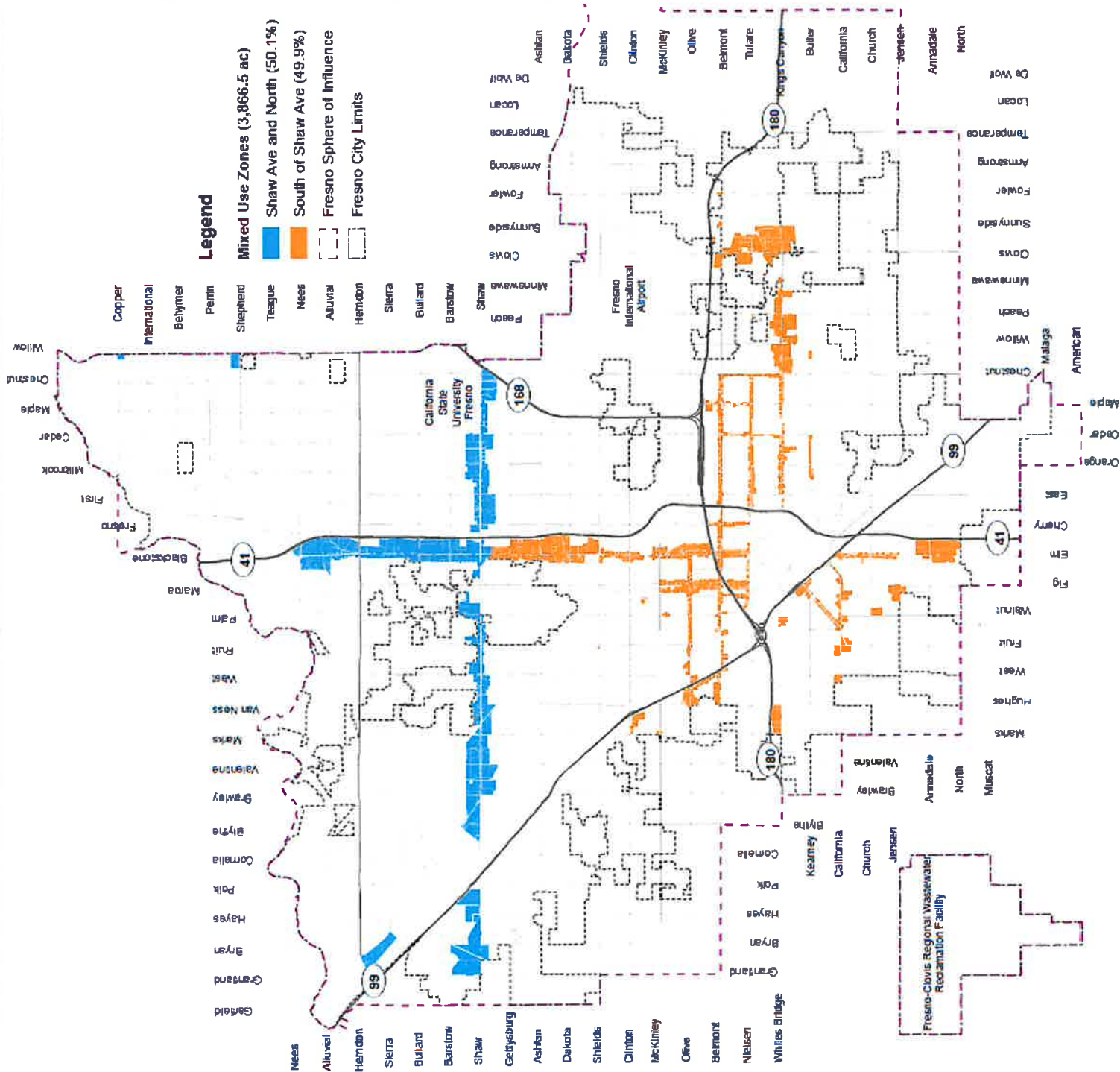


# Concern #1: Herndon Avenue

Can Herndon Avenue be included in MUTA?

- Not zoned for Mixed-Use
- Expressway
  - High Speeds – 50 MPH
  - No Access from adjacent properties
  - Not pedestrian-friendly





# Concern #2: Removal of Density Limits

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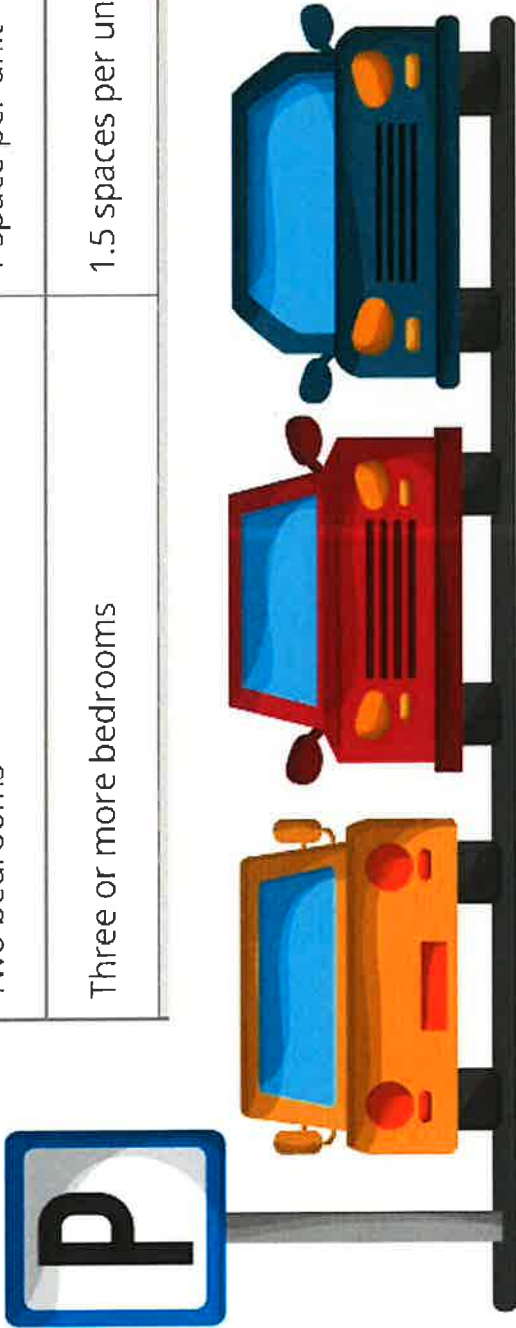
How will this  
impact the  
development  
itself and  
surrounding  
neighborhood  
?

- ❑ **Parking: More units = More parking**
- ❑ **Height: No change**
- ❑ **Dwelling Size: Market Driven**



# Parking

TABLE <a href="#">15-2408</a> : REQUIRED ON-SITE PARKING SPACES, MIXED-USE DISTRICT	
Use	Required Parking Spaces
<b>Residential</b>	
Studio, and one-bedroom units	.75 space per unit
Two bedrooms	1 space per unit
Three or more bedrooms	1.5 spaces per unit



# Parking- New State Law AB 2907

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- Does not conflict with MUTA, but in some cases, parking minimums would not apply to residential, retail and some commercial developments near major transit stops
- Applies whether or not MUTA is adopted

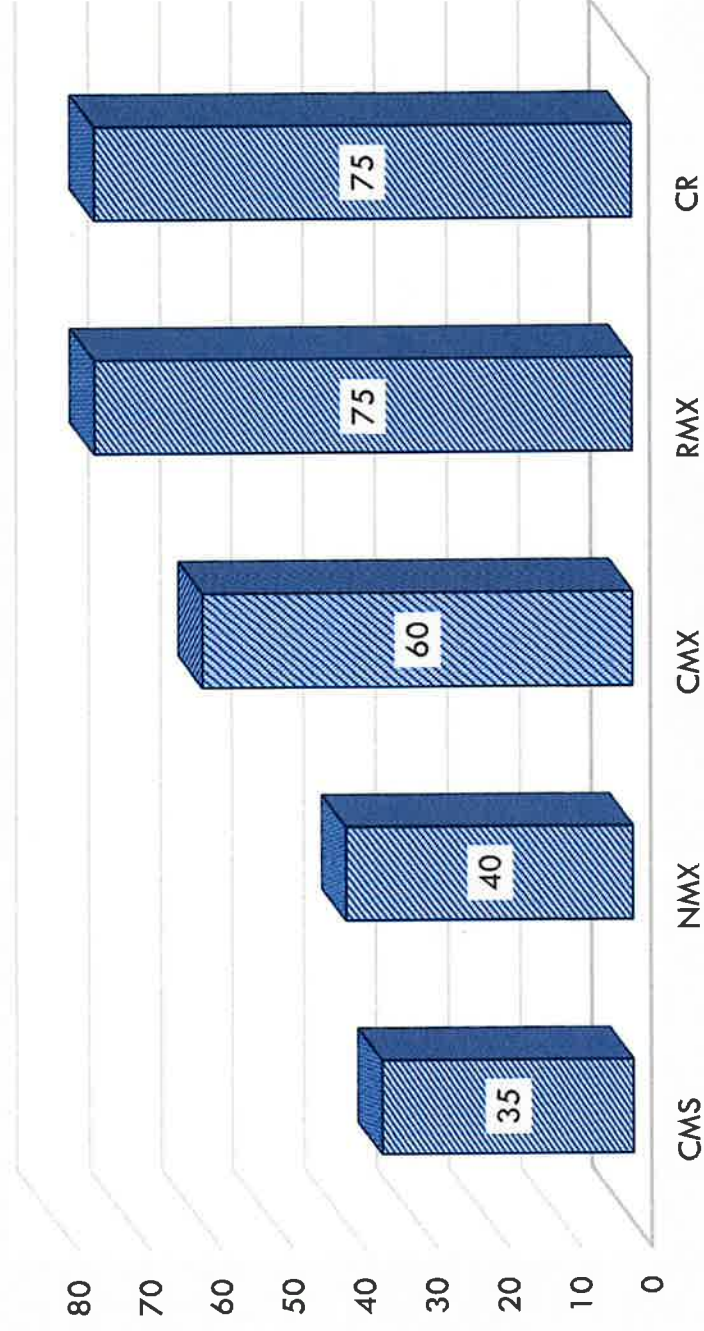


# Height

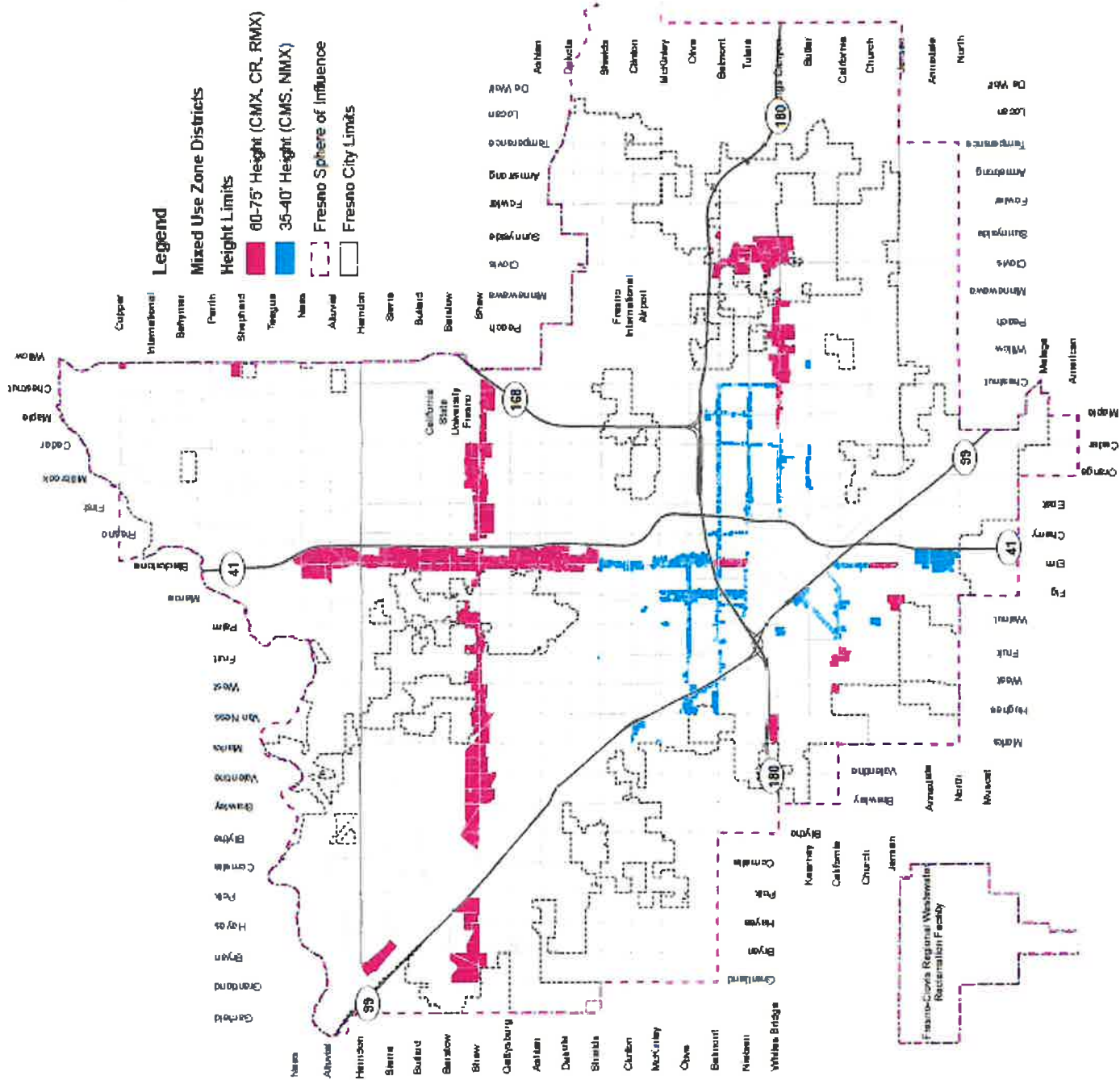
No change is proposed for building heights in Mixed-Use Zoning

## ALLOWED BUILDING HEIGHTS OF MIXED USE BUILDINGS

■ Height in Feet





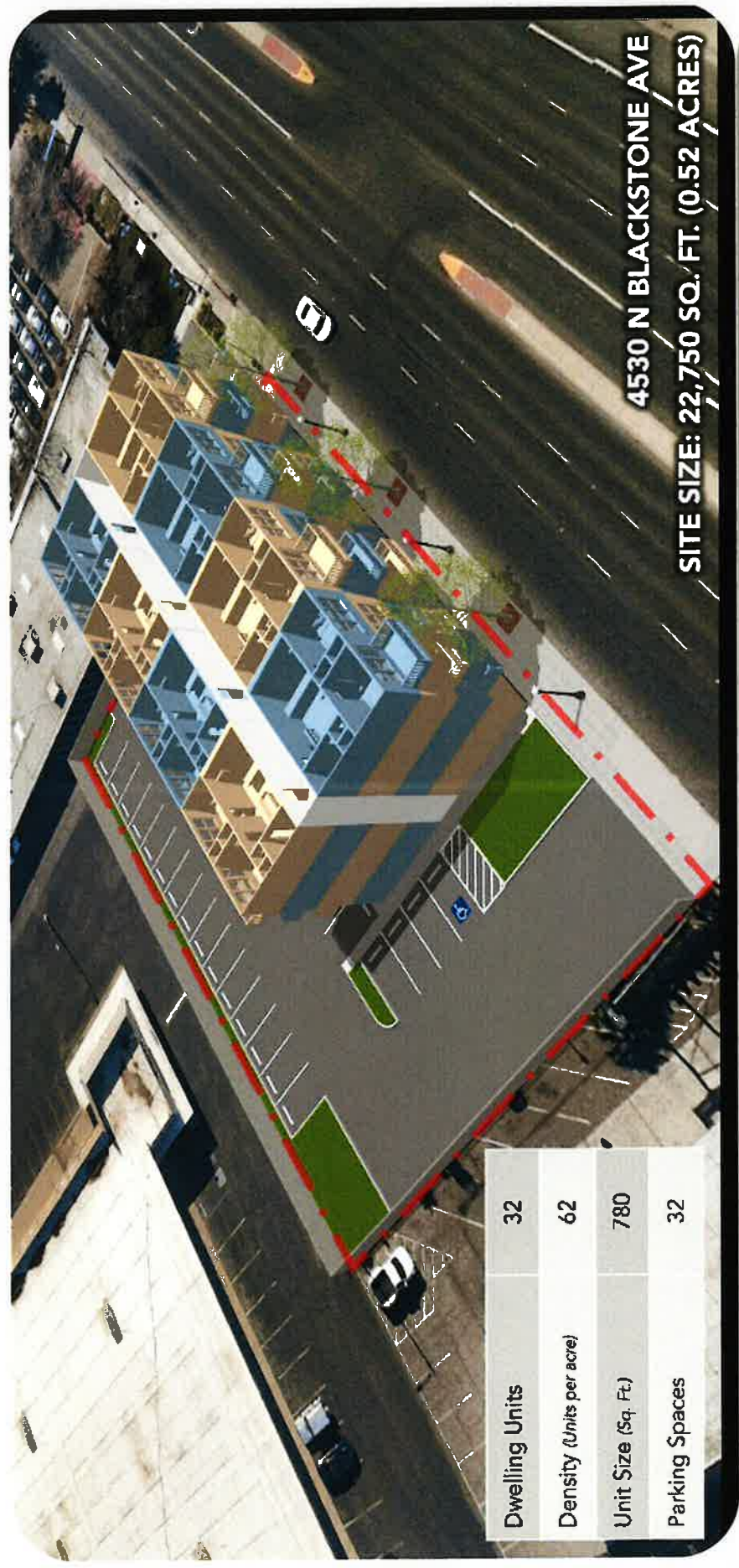


# CMX Project – Current Max Density





# CMX Project – No Density Limit



4530 N BLACKSTONE AVE  
SITE SIZE: 22,750 SQ. FT. (0.52 ACRES)

Dwelling Units	32
Density (Units per acre)	62
Unit Size (Sq. Ft.)	780
Parking Spaces	32



4530 N BLACKSTONE AVE  
SITE SIZE: 22,750 SQ. FT. (0.52 ACRES)

Dwelling Units	32
Density (Units per acre)	62
Unit Size (Sq. Ft.)	780
Parking Spaces	32



# Examples of Higher Density Projects

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- **1740 Van Ness Avenue, 28 units on 0.43 acres.  
Density: 65 dwelling units per acre**
- **1101 F Street, The Monarch @ Chinatown, 57 units  
on 0.6 acres. Density: 94 dwelling units per acre**
- **2115 Inyo Street, City view, 45 units on 0.38 acres.  
Density: 119 units per acre**

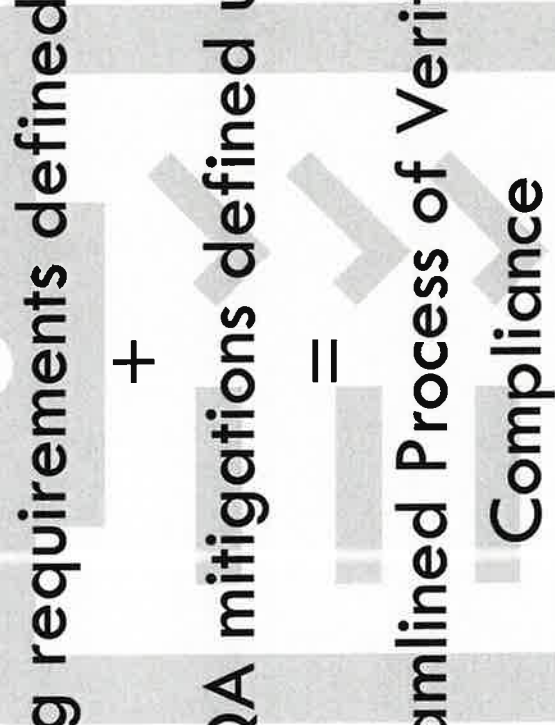
# Examples of Higher Density Projects

## THE MONARCH @ CHINATOWN



# Concern #3: Ministerial Process

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All zoning requirements defined up front  
+  
All CEQA mitigations defined up front  
=  
Streamlined Process of Verifying  
Compliance



# Committee Review

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Committees  
can be  
included in the  
ministerial  
process

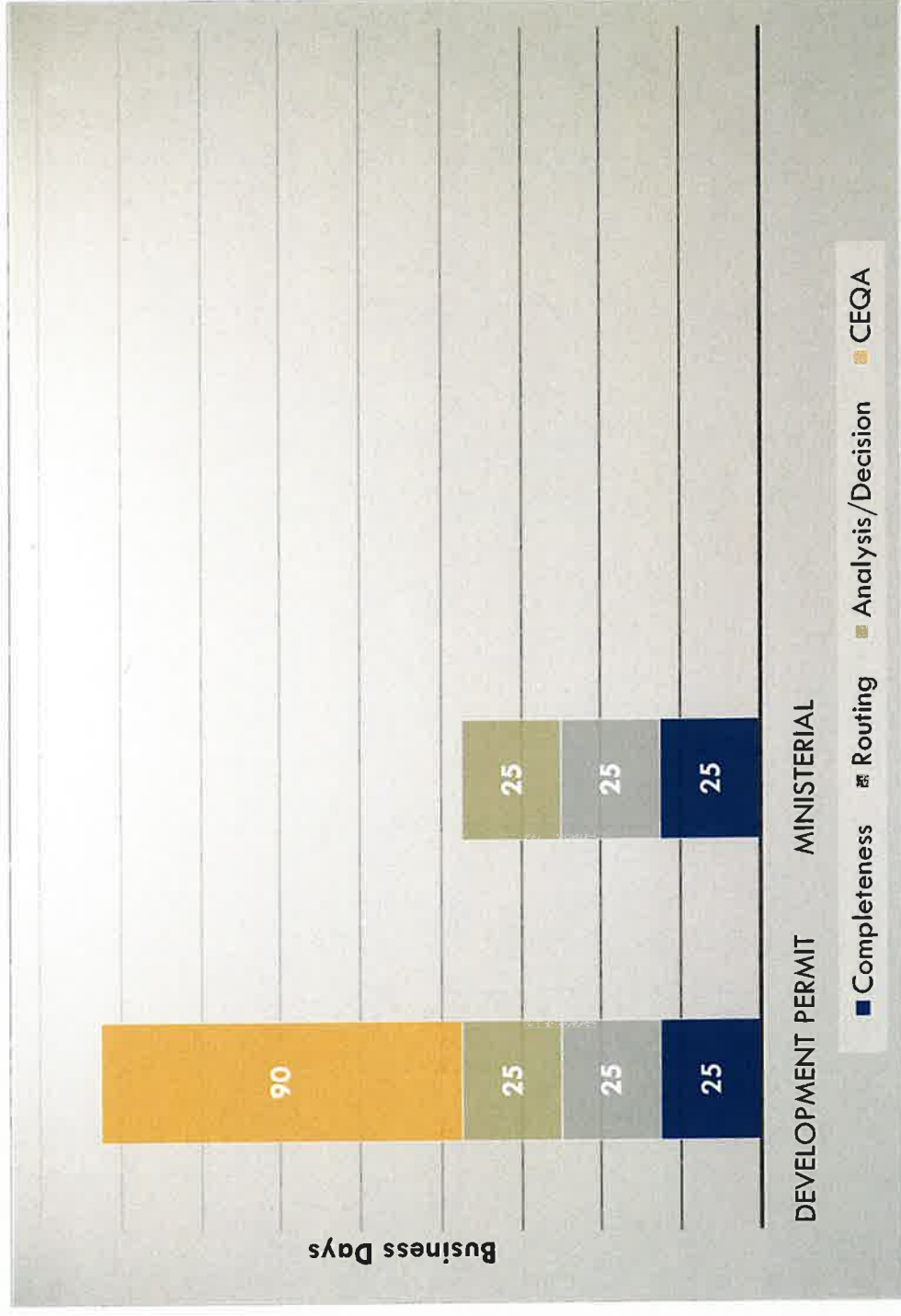
Council District Project Review Committees

Design Review Committees

A stylized graphic in the background of the lower half of the slide. It features three grey circles of varying sizes arranged in a triangular pattern, representing heads. Below them are three grey, rounded shapes representing shoulders or backs, all facing towards the center. A white curved line separates the text 'Council District Project Review Committees' from 'Design Review Committees'.

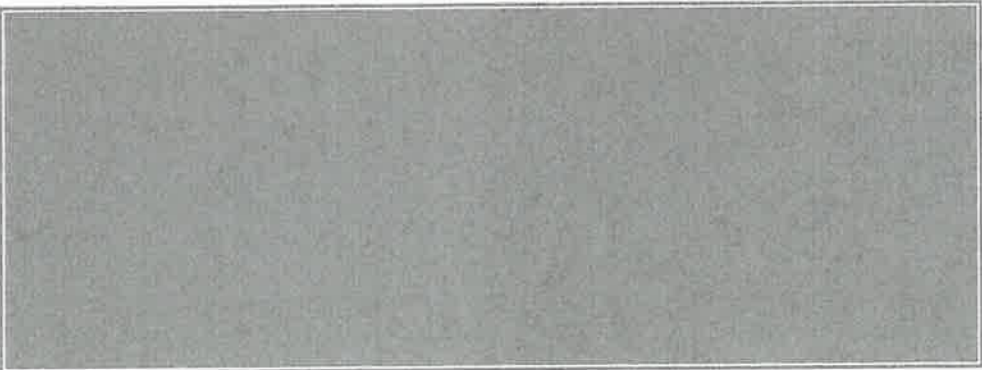
# Entitlement Processes

Lengthy or unpredictable entitlement processes can be a barrier to investment



# Ministerial Requirements

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- ☐ Must be zoned NMX, CMX, RMX, CR or CMS
  - ☐ Must be located within Priority Areas for Development Incentives
  - ☐ Cannot contain historic resources
  - ☐ Must provide adequate infrastructure
  - ☐ Must comply with the Airport Land Use Compatibility Plan



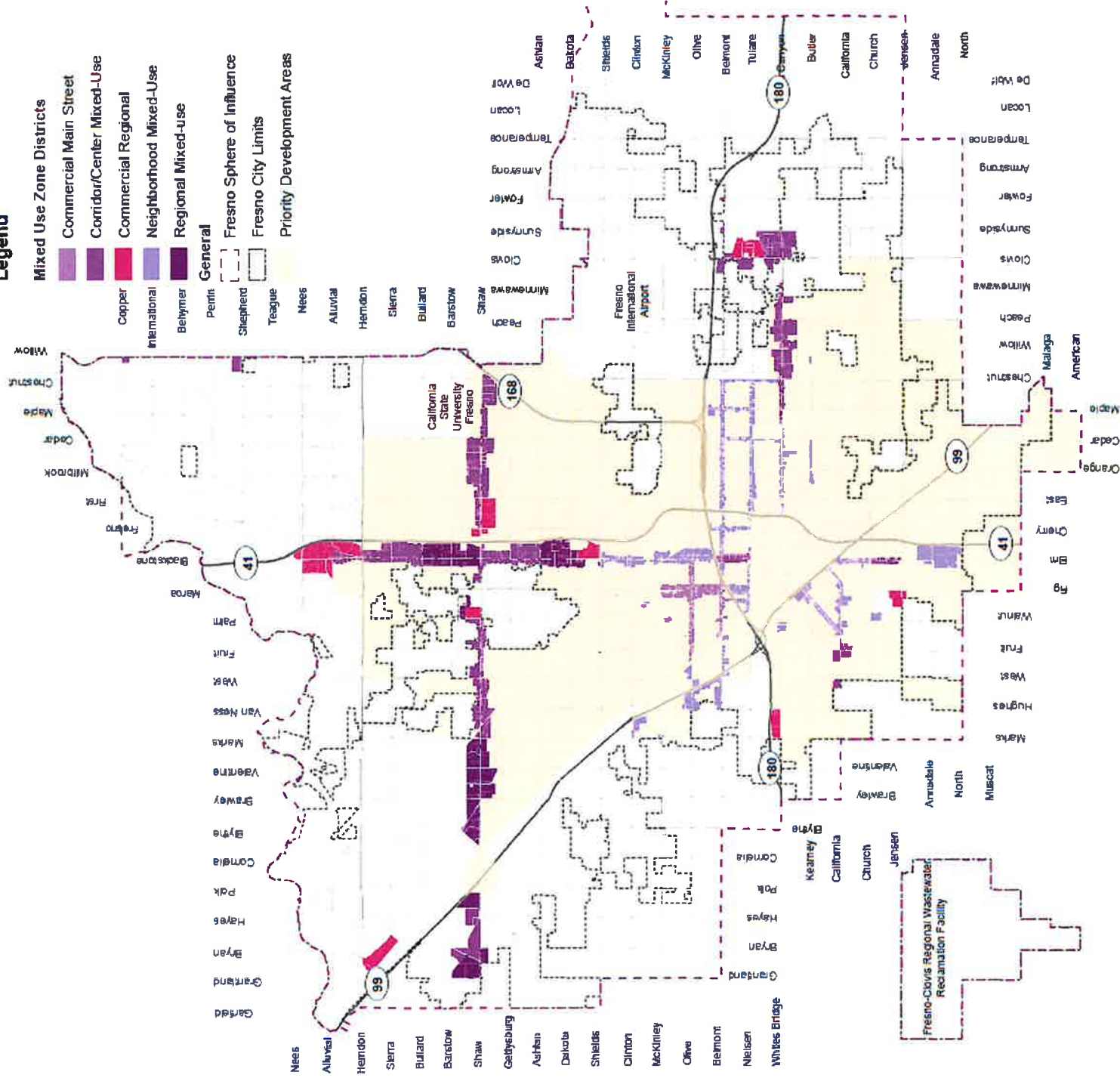
### Legend

## Mixed Use Zone Districts

- |          | Commercial Main Street | Corridor/Center Mixed-Use | Commercial Regional | Neighborhood Mixed-Use | Regional Mixed-use |
|----------|------------------------|---------------------------|---------------------|------------------------|--------------------|
| Material | Brick                  | Brick                     | Copper              | International          | Belmeyer           |

## General

- Shepherd
- Teague
- Fresno Sphere of Influence
- Fresno City Limits
- Priority Development Areas



# Public Utility Requirements

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- ❑ **Waste Water:** Required capacity thresholds
- ❑ **Storm Drainage:** Facilities Required
- ❑ **Water:** Required domestic demand and fire flow thresholds



# Transportation Requirements

❑ **Projects with 200+ units near a school: Provide bike & pedestrian improvements; comply with Complete Streets Policy**

❑ **Projects on High Quality Transit Corridors with Level of Service E or F: Install transit design improvements**





# Environmental Assessment

- ☐ Mitigated Negative Declaration
- ☐ Assessed 21,762 dwelling units
- ☐ Public Comment Period:  
July 6 - August 4, 2022
- ☐ Recirculation Period:  
August 19 – September 19, 2022

CITY OF FRESNO  
MITIGATED NEGATIVE DECLARATION  
FOR  
GENERAL PLAN AMENDMENT/DEVELOPMENT CODE TEXT  
AMENDMENT APPLICATION NO. P22-02413

STATE CLEARINGHOUSE NUMBER: 2022070081

City of Fresno  
Planning and Development Department  
2600 Fresno Street, 3rd Floor  
Fresno, CA 93721

Prepared by:  
Precision Civil Engineering, Inc.  
1234 O Street  
Fresno, CA 93721

**RECIRCULATED AUGUST 2022**  
Minor Edits in response to 2<sup>nd</sup> DTSC Letter- September 2022

Attachments:

Notice of Intent to Adopt a Mitigated Negative Declaration (Section 3.2)  
Appendix G/Initial Study for a Mitigated Negative Declaration (Section 2, 3, 1, 4)  
Project Specific Mitigation Monitoring Checklist dated June 2022 (Section 5)  
**Response to Comments Received on June 2022 version of IS/MND (Appendix G)**

# Resource Areas Analyzed

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- ☐ Aesthetics
- ☐ Agricultural Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Energy
- ☐ Geology and Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards/Hazardous Material
- ☐ Hydrology / Water Quality
- ☐ Land Use Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population and Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation
- ☐ Tribal Cultural Resources
- ☐ Wildfire

# Comment Letters Received

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1. William Secrest, Jr., Fresno County Historic Landmarks Commission, 7/12/22
2. Keith Bergthold and Jessica Verzac, Fresno Metro Ministry and Upholdings, 7/20/22
3. Gavin McCreary, Department of Toxics Substance Control, 7/26/22
4. Brian Clements, San Joaquin Valley Air Pollution Control District, 8/3/22
5. David Miller, Nossaman, LLP, on behalf of Bakman Water Company, 8/4/22
6. Lawrence Kimura, Fresno Irrigation District, 8/4/22
7. Henrietta Walsh, Cvalley Development, 8/5/22
8. Susan Williams, Sunnyside Property Owners Association, 9/9/22
9. Gavin McCreary, Department of Toxics Substance Control, 9/19/22



# Mitigation Measures Added

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- HAZ-1: For all projects proposing residential development, a Phase I Environmental Site Assessment (ESA) is required prior to project approval
- HAZ-2: For all projects proposing to utilize fill material, property soil testing shall be conducted to ensure soil is free of contamination. Sampling of imported soil shall follow DTSC's 2001 Information Advisory Clean Imported Fill Material"

# Outreach Summary

State Agencies	Local Agencies	Council District/Plan Committees	Commissions	The Public/Advocates
<ul style="list-style-type: none"> <li>• Dept of Toxic Substances Control</li> <li>• Caltrans</li> <li>• Fish &amp; Game</li> <li>• Regional Water Quality Control Board</li> <li>• Native American Tribes</li> </ul>	<ul style="list-style-type: none"> <li>• San Joaquin Valley Air Pollution Control District</li> <li>• Fresno Irrigation District</li> <li>• Fresno Metro Flood Control</li> <li>• School Districts</li> <li>• Water Districts</li> <li>• FAX</li> <li>• Neighboring Cities, Counties</li> </ul>	<ul style="list-style-type: none"> <li>• All 6 Council District Project Review Committees</li> <li>• Tower Design Review Committee</li> <li>• Lowell Committee</li> </ul>	<ul style="list-style-type: none"> <li>• Planning Commission</li> <li>• Airport Land Use Commission</li> </ul>	<ul style="list-style-type: none"> <li>• Webinar Participants</li> <li>• Kings Canyon Corridor TOD Workshop Participants</li> <li>• Leadership Counsel For Justice &amp; Accountability</li> <li>• Fresno Housing</li> <li>• Building Healthy Communities</li> <li>• Fresno Metro Ministry</li> </ul>

# Recommendation

Consideration of Development Code Text Amendment Application No. P22-02413 and related Environmental Finding for Environmental Assessment No. P22-02413, amending Tables 15-1102, 15-1103, 15-1202, 15-1203, 15-4907 and Section 15-1104 of the Fresno Municipal Code and addition Sections 15-1106 and 15-5102-E to the Fresno Municipal Code, and corresponding General Plan Text Amendment relating to mixed-use development:

1. ADOPT a finding set forth in Environmental Assessment No. P22-02413 dated July 6, 2022 and recirculated on August 19, 2022 of a Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15168(d)
2. BILL (for introduction) amending the Fresno Municipal Code, Tables 15-1102, 15-1103, 15-1202, 15-1203, 15-4907 and Section 15-1104 and adding Sections 15-1106 and 15-5102-E to the FMC relating to mixed-use development, with staff corrections as recommended by Planning Commission on July 20, 2022
3. RESOLUTION (continued to October 13, 2022 at 10:00 am) Amending Chapter 3, the Urban Form, Land Use and Design Element of the Fresno General Plan, Table 3-1, and pages 3-41 and 3-42 consistent with the Development Code Text Amendment described above and as set forth in General Plan Text Amendment Application No. P22-02413.



-End-

