

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO.
D-17-109/P18-03876**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT
FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19
OF THE STATE CEQA GUIDELINES.

APPLICANT(S): Ian Robertson
iT Architecture
1465 North Van Ness Avenue
Fresno, California 93728

PROJECT 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

(APN: 468-286-07, 08, 09, 10, & 12)

PROJECT DESCRIPTION: Development Permit Application D-17-109 and related Planned Development Permit Application No. P18-03876 were filed by Ian Robertson, of iT Architecture, Inc., on behalf of Terrance Frazier of TFS Investments, LLC, and pertain to the entire ±1.37 acre block located on the easterly side of H Street, between Mono and Inyo Streets, in downtown Fresno. The subject applications request authorization to redevelop the subject properties in four phases.

Phase I will consist of developing the vacant parcel located at 702 H Street (corner of H and Mono Streets) for purposes of providing an integrated retail & entertainment center by utilizing shipping containers, shade structures, and creative use of materials and design. The proposed facility will feature two initial restaurants (one future for a total of three), two bars, a stage for music and live performances, outdoor seating area, restrooms, and an office.

Phase II will include the demolition of existing buildings and parking lot located at 740-762 H Street (corner of H and Inyo Streets) for purposes of constructing a 4-story mixed use apartment building consisting of approximately 7,000 square feet of ground floor retail and 48 one and two bedroom residential units with private balconies located on the second, third, and fourth floors (approximately 50,364 total square feet). In addition, Phase II will include 45 parking spaces located on the ground floor behind the proposed retail/commercial space.

Phase III will include the partial demolition of existing buildings located at 710-714 H Street and construction of a new single story metal building for a restaurant, bar and entertainment venue.

Specific plans for Phase IV are not known at this time. However, for master plan purposes, Phase IV calls for the future demolition and/or adaptive reuse of the existing building located at 704 H Street.

Related Planned Development Permit Application No. P18-03876 was filed for purposes of modifying certain property development standards specific to Phase I which include but are not limited to minimum height requirements, commercial sidewalk connections, window and door opening designs, horizontal alignment, and required façade elements. The subject properties are zoned DTN (*Downtown Neighborhood*).

This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines as follows:

Section 15332/Class 32 exempts from the provisions of CEQA, construction of projects characterized as in-fill development meeting the following conditions: a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, b) the proposed development occurs within city limits on a project site of approximately ±1.37 acres, which is less than the five acre maximum, and is substantially surrounded by urban uses, c) the project site has no value as habitat for endangered, rare or threatened species, d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and e) the site can be adequately served by all required utilities and public services.

By current standards, the subject site and surrounding areas are identified as “in-fill” within an urban setting. The project complies with all conditions listed above. The existing DTN zone district is consistent with the Downtown Neighborhoods land use designation approved for this site by the Fresno General Plan and the Downtown Neighborhoods Community Plan. The site has no value as habitat for endangered, rare or threatened species and can be adequately served by all required utilities and public services. No adverse environmental impacts will occur as a result of the proposed project. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, the proposed project is not expected to have a significant effect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the project.

Date: September 18, 2019

Prepared by:

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