

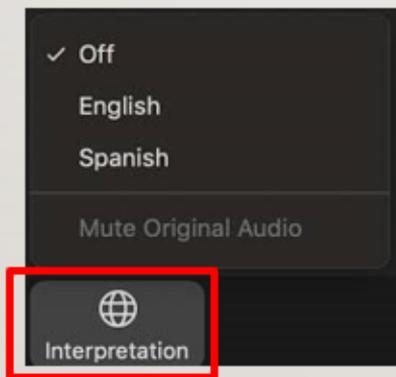


Rendering of the Monarch @ Chinatown, Fresno Housing

MIXED USE TEXT AMENDMENT

How to Participate - Translation

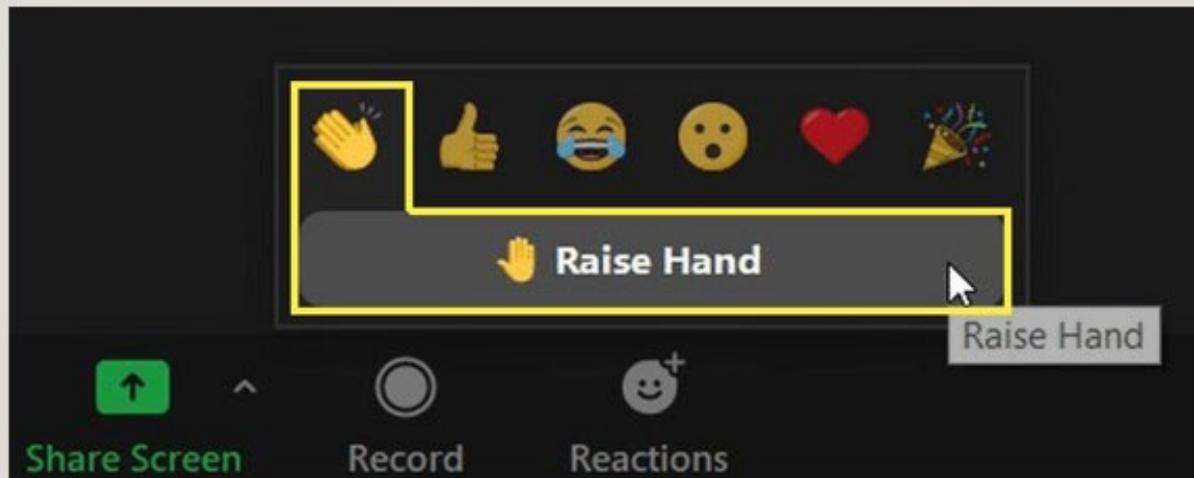
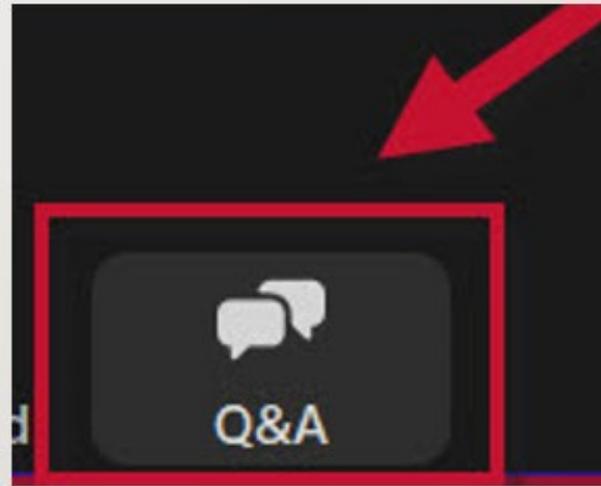
ALL participants should join a language channel in order to listen to and communicate with all participants



- 1) Select the Interpretation Globe at the bottom of your screen,
- 2) Choose your preferred language.

This meeting is being recorded and publically broadcasted.
Participating in today's meeting will be considered consent to be recorded

How to Participate



PURPOSE

- Incentivize investment along the City's Transit and Mixed-Use Corridors
- Accelerate housing production in infill areas



DEFINITIONS

TRANSIT CORRIDOR

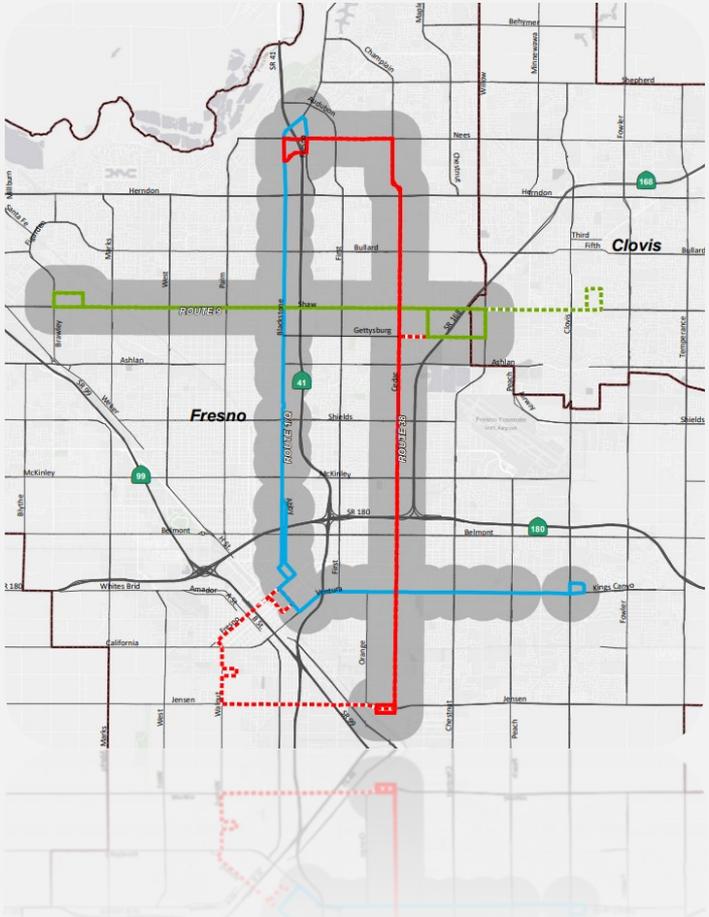
- An area within $\frac{1}{2}$ mile of a transit route that is designed to be served by transit
 - Transit service is high quality
 - Land use includes higher density housing and a mix of uses
- High Quality Transit Corridor: Corridor with 15-minute frequency during peak commute hours

EXAMPLES

FAX Q



High Quality Transit Corridors



DEFINITIONS

MIXED USE DEVELOPMENT

- The development of a parcel or building with two or more different land uses such as a combination of residential, office, retail, public, or entertainment in a single or physically integrated group of structures
- Typically ground floor retail with residential in upper floors

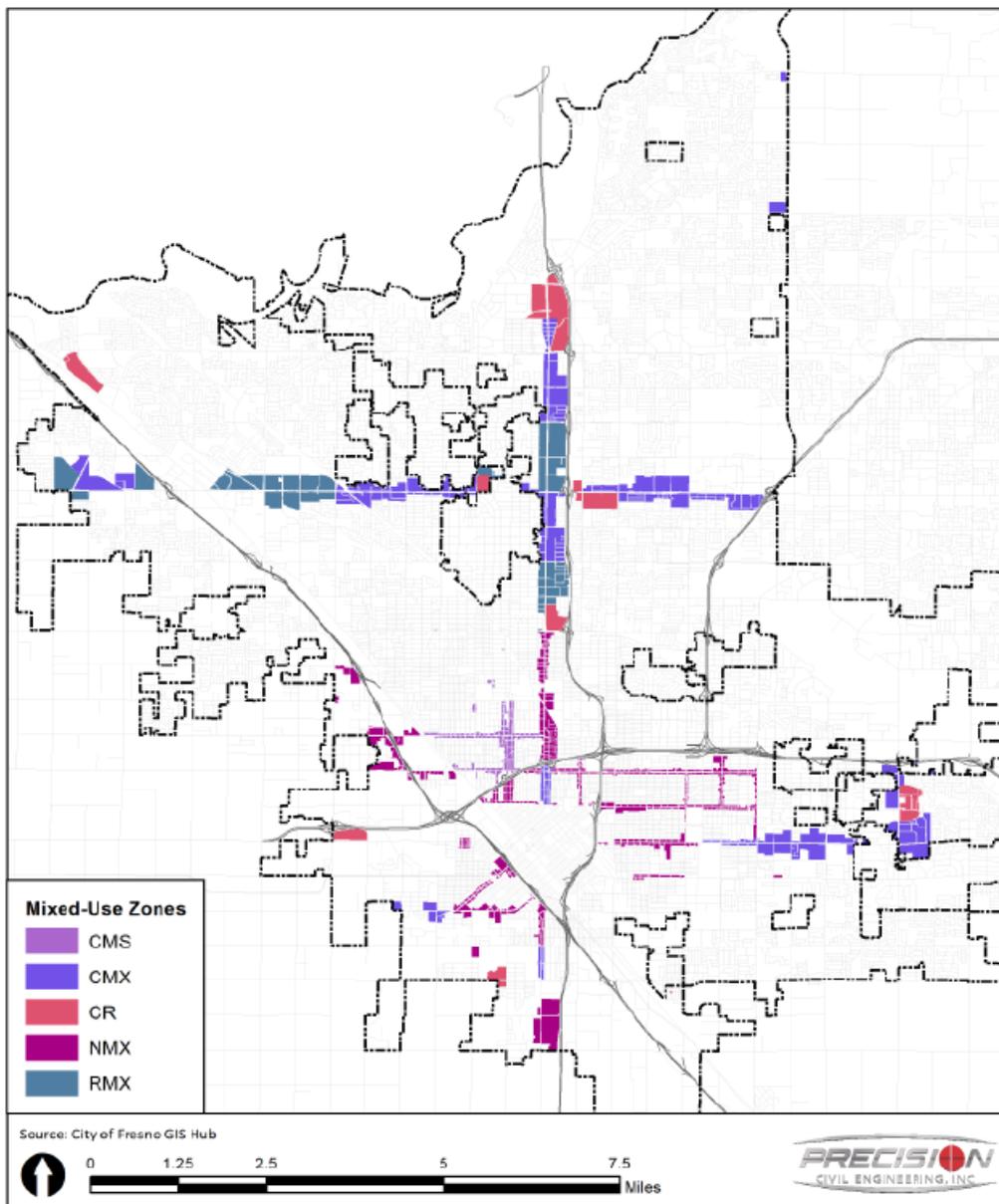
EXAMPLES

Iron Bird Lofts, Divisadero/Fulton



Cityview, Van Ness/Inyo





CITY OF FRESNO - MIXED USE ZONING DENSITY INCREASE TEXT AMENDMENT
INITIAL STUDY

Created: 11/11/2021

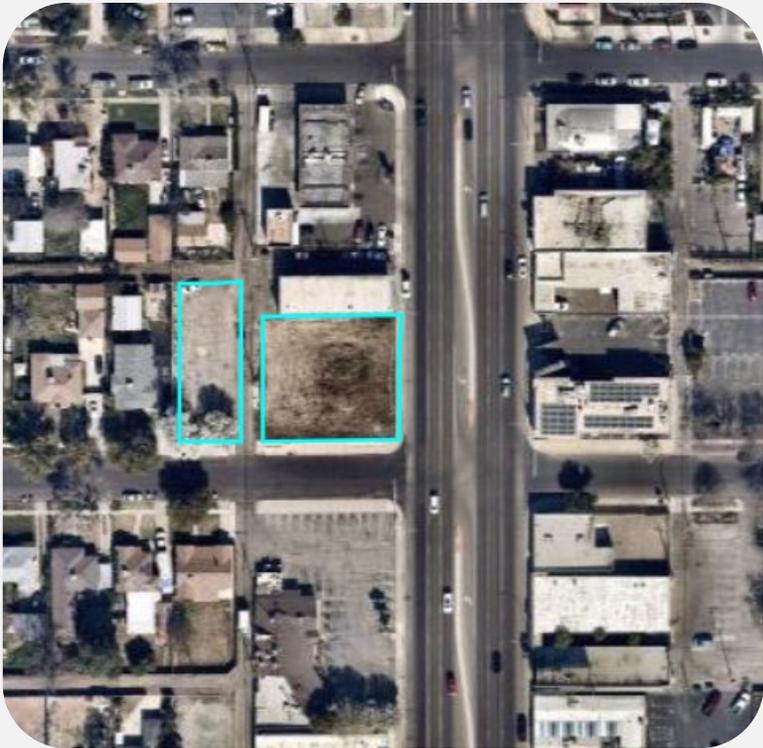
Mixed Use Corridors

DEFINITIONS

- Infill: Development on vacant land within City Limits
 - ▣ Roads, sewer and water are available
- In contrast to “greenfield” development on the periphery of the City
- General Plan calls for roughly half of all new development to be infill

EXAMPLES

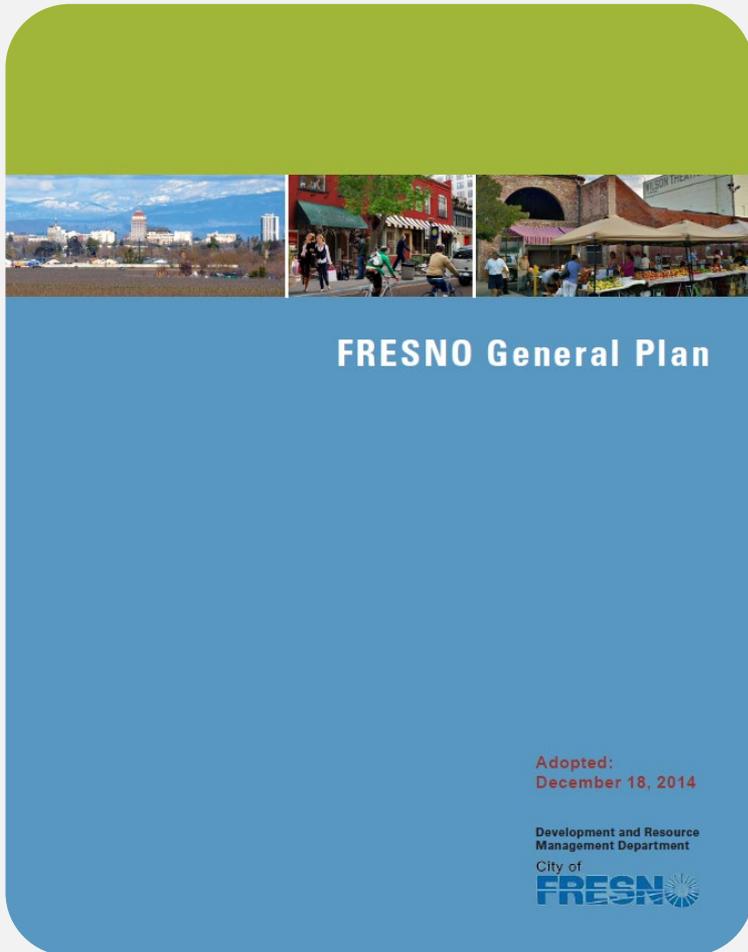
Infill Sites



Green Field Sites

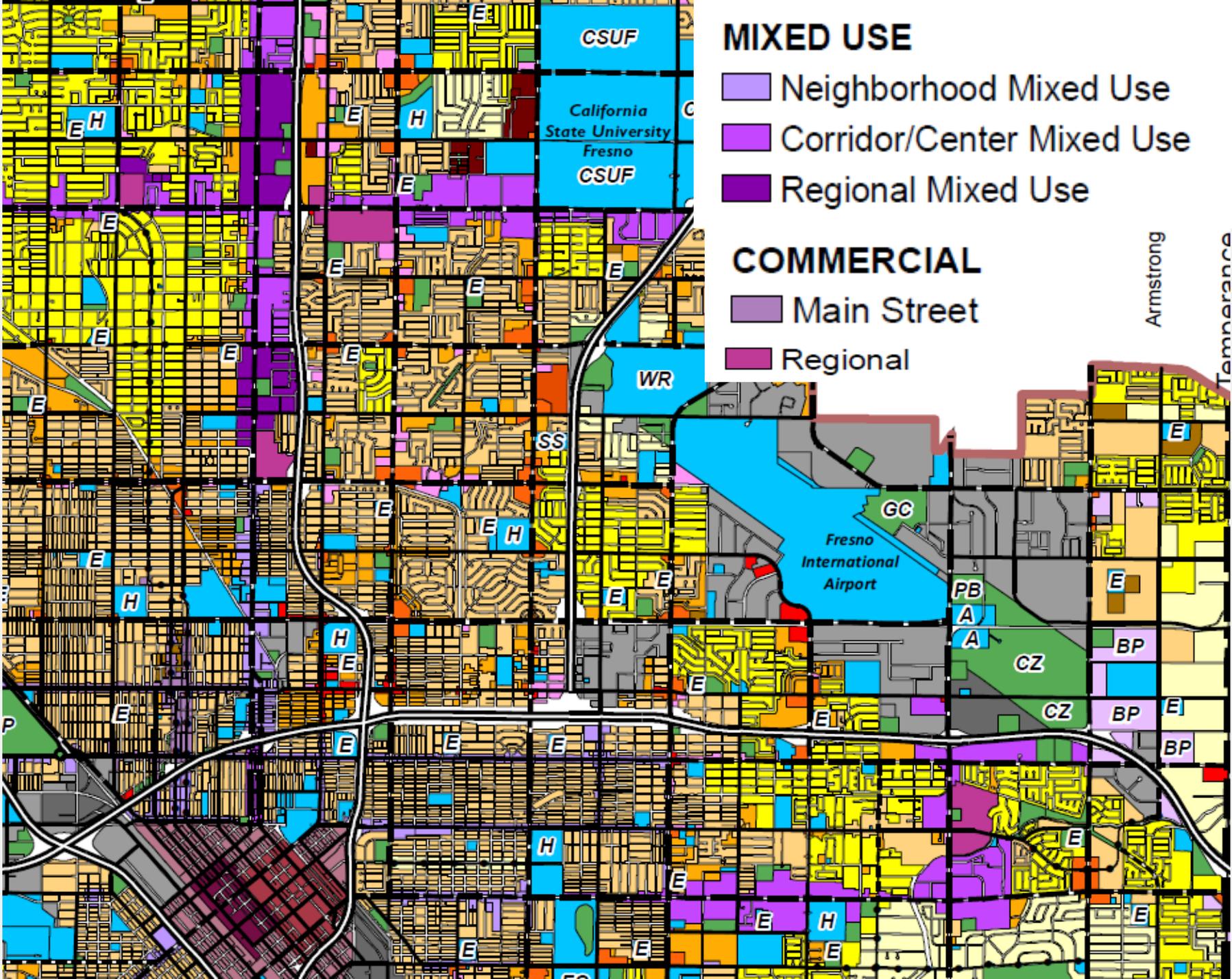


BACKGROUND



- Infill Development
- Complete Communities
- Complete Streets
- Land Use/
Transportation
Connection
- Housing Choice

B



MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

COMMERCIAL

- Main Street
- Regional

Armstrong

Tamaranca

CSUF

California State University Fresno
CSUF

WR

SS

GC

Fresno International Airport

PB

A

CZ

CZ

BP

BP

BP

H

EH

E

E

H

E

E

E

P

E

E

E

E

E

E

E

E

E

H

E

E

E

E

E

E

E

E

E

E

E

H

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E

WHY IS TEXT AMENDMENT NEEDED?



The Link, 88 multifamily units over commercial uses

CURRENT REQUIREMENTS

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

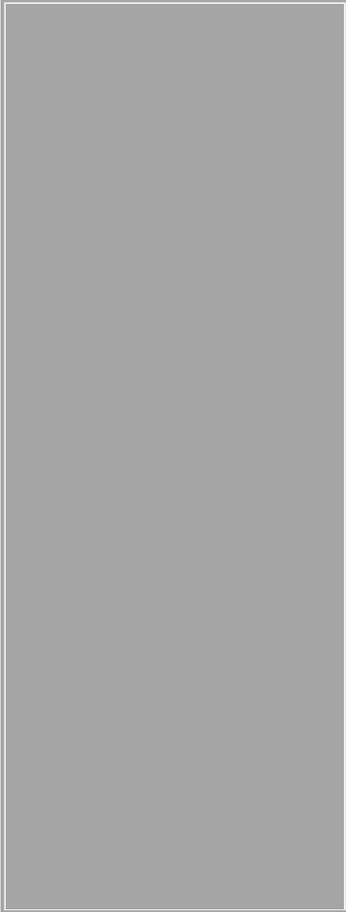
- Active ground floor uses required along all major streets
- CEQA Required

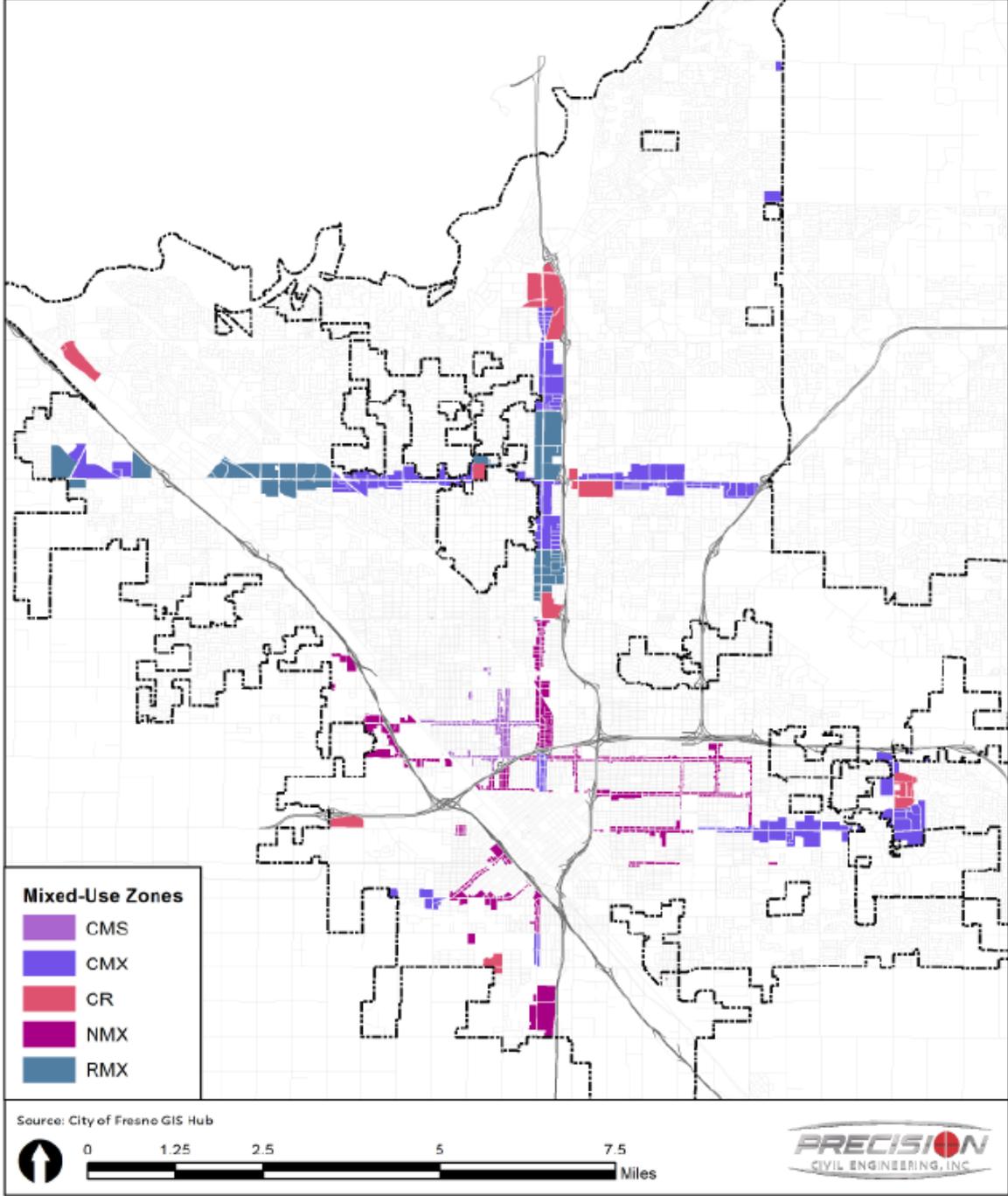
PROPOSED CHANGES

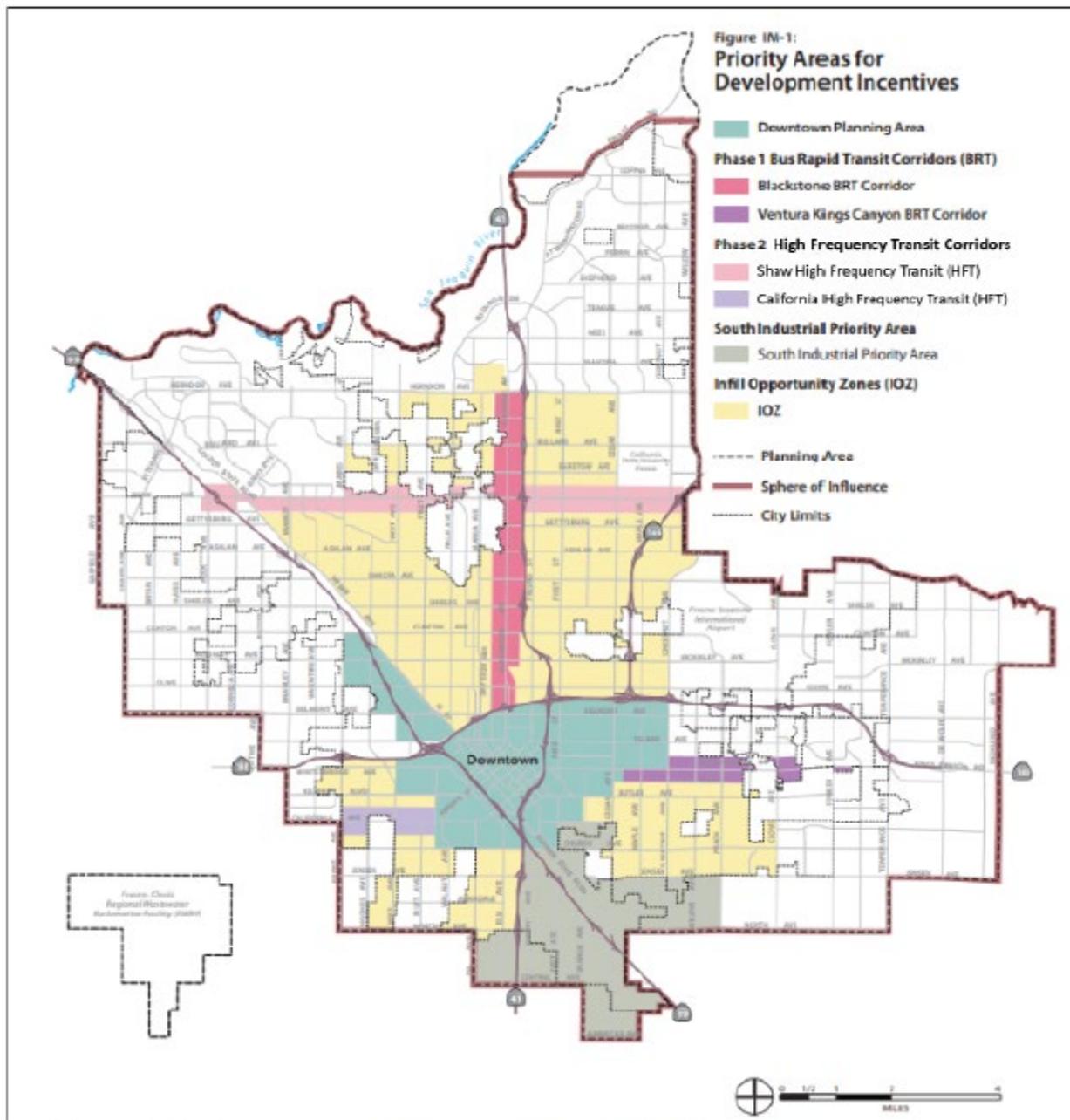
Zoning	Density (units per acre)	Height
Neighborhood Mixed Use	12-16	40 ft
Corridor/Center Mixed Use	16-30	60
Regional Mixed Use	30-45	75
Commercial Main Street	0- 16	
Commercial Regional	0- 16	

- Active ground floor uses required ~~along all major streets~~ **within 200 feet of an intersection of 2 or more major streets**
- ~~CEQA Required~~ **Ministerial approval allowed if standards met**

MINISTERIAL REQUIREMENTS

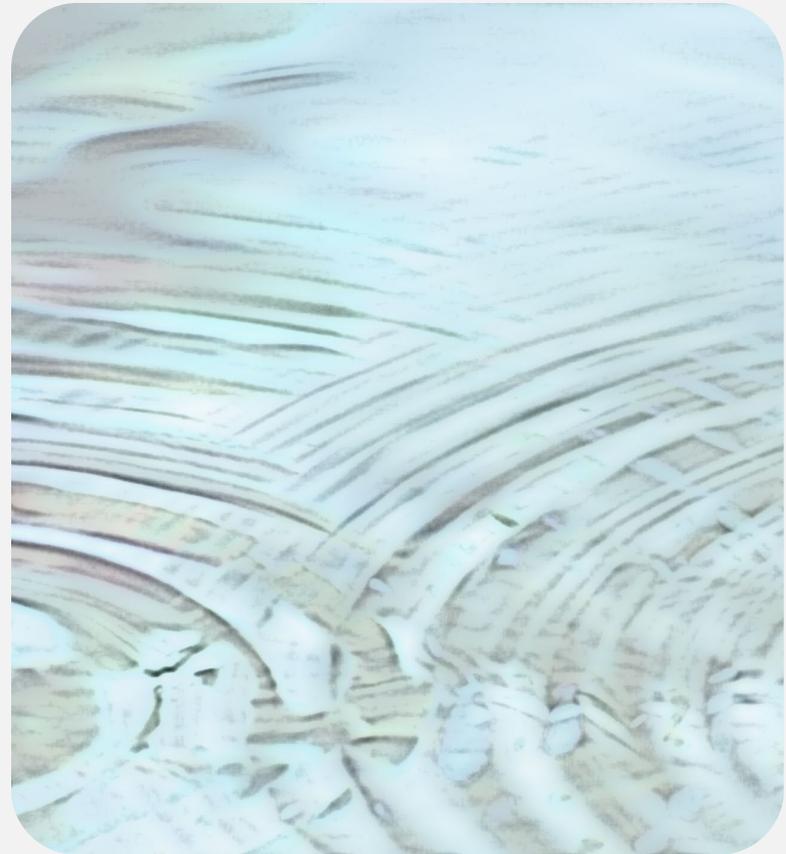
- 
- Zoned NMX, CMX, RMX, CR or CMS
 - Located within Priority Areas for Development Incentives
 - No historic resources
 - Provide adequate infrastructure





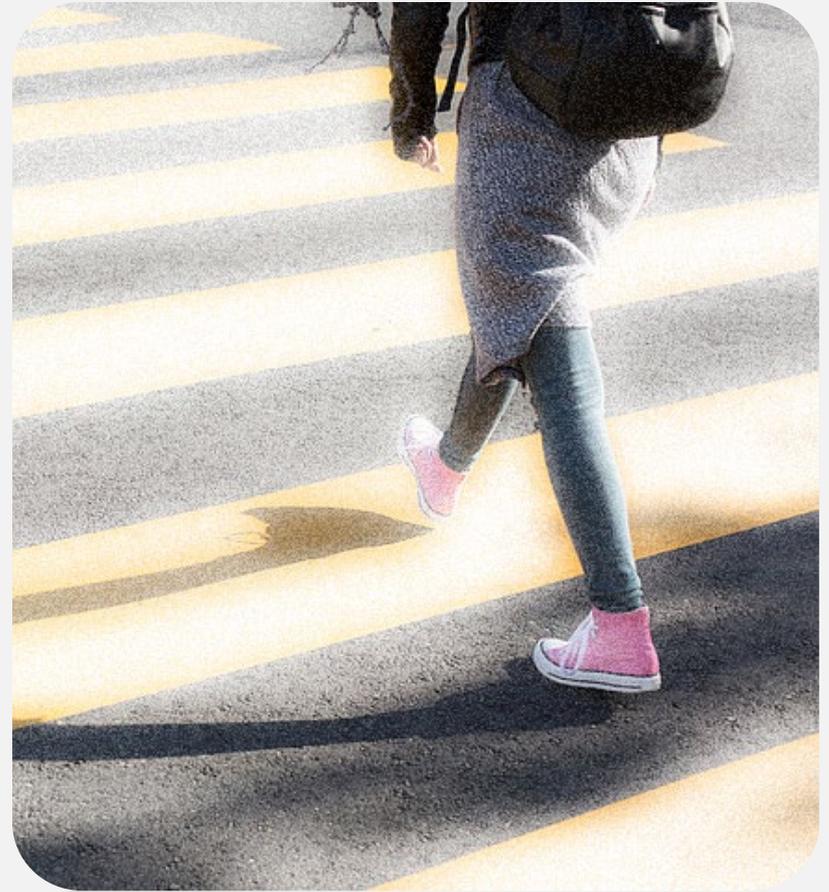
PUBLIC UTILITY REQUIREMENTS

- ❑ Sewer: Meet capacity thresholds
- ❑ Storm Drainage: Provide adequate facilities
- ❑ Water: Meet demand and fire flow standards



TRANSPORTATION REQUIREMENTS

- Traffic study: All projects generating 300+ peak hour trips
- 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 treatments



ENVIRONMENTAL ASSESSMENT

- Mitigated Negative Declaration
- Mitigation Measures
- Public Comment period ends August 4

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

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)

CITYVIEW APARTMENTS-100 DU/AC





Planning Commission: July 20, 2022

City Council: August 11/18, 2022

More information: www.fresno.gov/MUTA

Sophia Pagoulatos at Sophia.Pagoulatos@fresno.gov

Q & A



Planning Commission: July 20, 2022

City Council: August 11/18, 2022

More information: www.fresno.gov/MUTA

Sophia Pagoulatos at Sophia.Pagoulatos@fresno.gov

