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Jennifer K. Clark, AICP, Director

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Please reply to:

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SUBJECT: REVIEW BY AIRPORT LAND USE COMMISSION OF DEVELOPMENT PERMIT APPLICATION NO. D-17-109 AND RELATED PLANNED DEVELOPMENT PERMIT APPLICATION NO. P18-03876 FOR PROPERTY LOCATED AT 752, 740, 728, 710, 704, 702 H Street (APN: 468-286-07, 08, 09, 10, 12)

To Whom It May Concern:

Development Permit Application No. D-17-109 and related Planned Development Permit Application No. P18-03876 is before the Airport Land Use Commission for review and comment because it is within the area of influence under the new Airport Land Use Compatibility Plan.

The proposed project is a four-phase commercial and residential mixed use development project proposed on of the entire block of H Street between Mono and Inyo Streets. Phase I will consist of developing the vacant parcel located at 702 H Street 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 for purposes of constructing a 4-story mixed use apartment building consisting of ground floor retail and 48 one and two bedroom residential units located on the second, third, and fourth floors. 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 including but not limited to required commercial sidewalk connections, required public frontage types, and applicable façade design development standards. The subject properties are zoned DTN (*Downtown Neighborhood*).

The proposed project was determined to be exempt from the California Environmental Quality Act by the Development and Resource Management Department on May 3, 2019 through a Section 15268 Statutory Exemption. The approval of this project is subject to compliance with Conditions of Approval.

Sincerely,

Phillip Siegrist

Phillip Siegrist, Planner III
Development Services Division

Enclosures:

- ALUC Application
- Site Map
- Exhibits
- Categorical Exemption