



RESOLUTION NO. 2016-34

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, ADOPTING A CONSTRUCTION IMPACT ASSISTANCE PROGRAM FOR THE FULTON MALL BUSINESSES AND PROPERTY OWNERS LOCATED WITHIN THE BOUNDARIES OF THE FULTON MALL RECONSTRUCTION PROJECT

WHEREAS, the City is expected to begin construction on the Fulton Mall Reconstruction Project in March 2016; and

WHEREAS, the City desires to minimize the impacts of construction on existing businesses and property owners; and

WHEREAS, the City and the Downtown Partnership have met with the owners of businesses and properties along the Fulton Mall and proposed a Construction Impact Assistance Program ("the Program") as outlined in this resolution; and

WHEREAS, businesses and properties located along the Fulton Mall within the boundaries of Merced Mall, Mariposa Mall, Kern Mall, Federal Alley, Congo/Homerun Alley, and Inyo Street as depicted in Exhibit "A", are eligible for the Program if they have paid all assessments due to the Downtown Fresno Property and Business Improvement District, and for properties with a basement encroaching into City right-of-way, have a signed Covenant & Permit ("Eligible Business and Property Owners"); and

WHEREAS, the incentives will be offered for a fourteen month period beginning on the date construction commences ("Construction Period").

WHEREAS, the City will provide Eligible Businesses parking validation coupons, waiver of business tax and waiver or reduction of certain planning fees during the Construction Period.



NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Recitals above are incorporated by reference.
2. City shall provide the following incentives to Eligible Business and Property Owners during the Construction Period:
  - a. Parking validation coupons for up to two hours of free parking at Parking Garages 4, 7, 8 and 9 as depicted on Exhibit "A" to give to their customers (validation coupons are not valid during special events); and
  - b. Waiver of business license taxes due pursuant to Articles 10 and 12 of Chapter 7 of the Fresno Municipal Code; and
  - c. Waiver or reduction of certain planning fees as set forth in Exhibit "B".
3. This resolution shall take effect upon its adoption.

\* \* \* \* \*



STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the 3<sup>rd</sup> day of March, 2016.

AYES : Baines, Brand, Brandau, Olivier, Quintero, Soria, Caprioglio  
NOES : None  
ABSENT : None  
ABSTAIN : None

YVONNE SPENCE, CMC  
City Clerk

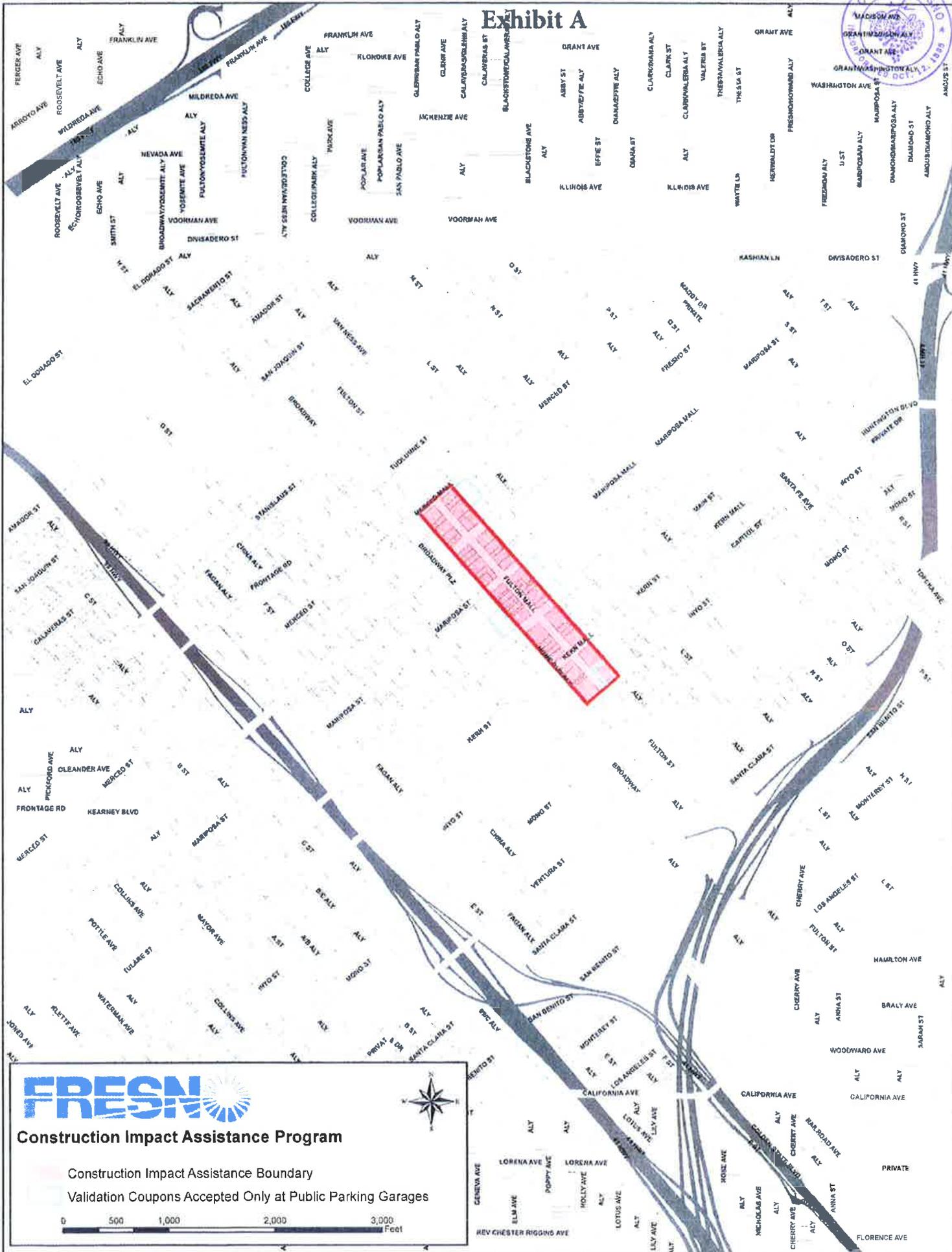
By: *Yvonne Spence*  
Deputy

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By: *Laurie Avedisian-Favini* *3/2/16*  
Laurie Avedisian-Favini [Date]  
Assistant City Attorney

LAF:ns [70599ns/laf]

# Exhibit A



## Construction Impact Assistance Program

- Construction Impact Assistance Boundary
- Validation Coupons Accepted Only at Public Parking Garages





**Exhibit B  
CONSTRUCTION IMPACT ASSISTANCE PROGRAM**

<b>FEES</b>	<b>CURRENT</b>	<b>50% INNER-CITY REDUCTION</b>	<b>PROPOSED</b>
<b><i>Conditional Use Permit</i></b>			
New Applications	\$8,177	\$4,089	\$1,636
Mid-Rise/High-Rise Building	\$14,719	\$7,360	\$4,089
<b><i>Amend Conditional Use Permit</i></b>			
Minor Amendment	\$3,271	\$1,636	\$909
Revised Exhibit (Major)	\$2,135	\$1,068	\$455
Revised Exhibit (Minor)	\$909	\$455	\$164
Corrected Exhibit (All CUP) After First 2 hrs + Consult Fee as Req (1 Hr Min)	\$545	\$273	\$164
<b><i>Environmental Assessment</i></b>			
Exemption	\$1,181	\$591	\$164
Finding of Conformity	\$3,634	\$181	\$590
Mitigated Negative Declaration	\$8,722	\$4,361	\$1,810
<b><i>DEVELOPMENT PERMIT</i></b>			
New Applications	\$6,905	\$3,453	\$1,363
<b><i>Amend Development Permit</i></b>			
Amendment to Approved DP	\$2,726	\$1,363	\$707
<b><i>Revised Exhibit (Major)</i></b>	\$1,590	\$795	\$328
Revised Exhibit (Minor)	\$727	\$364	\$164
Rear Yard Encroachment	\$287	\$287	\$164
Corrected Exhibit (All CUP) after First 2 + Hrs Consult Fee as Req (1 Hr Min)	\$545	\$545	\$164
All Other Applications	\$8,020	\$4,010	\$707
Minor Deviations	\$808	\$808	\$0
<b><i>Environmental Assessment</i></b>			
Finding of Comformity	\$3,634	\$1,817	\$590
Mitigated Negative Declaration	\$8,722	\$4,361	\$1,810
Planning Review of Others' Special Sudies	\$328	\$328	\$0
Planning Review of Traffic Studies	\$492	\$492	\$0
<b>Outdoor Dining Permit &amp;</b>	\$162	\$162	\$0
<b>Signs</b>			
Master Sign Program	\$999	\$999	\$0
Sign (Master)	\$182	\$182	\$0
Sign Review	\$318	\$318	\$0
Banner Review	\$182	\$182	\$0
<b><i>PROGRAM DISCLOSURES</i></b>			
To be eligibile for the Program - all Downtown Fresno Property and Business Improvement District assessments shall be current. All properties with basement encroachments into the City right-of-way shall have executed a Covnenant & Permit Agreement.			
30 days to rectify code violations and waive fines , unless a Health and Safety issue.			
Incentive Package Zone - Futlon Mall, Merced Mall, Federal Alley, Congo/Homerun Alley, and Inyo Street			
Program term is for a 14 month period beginning on the date construction commences.			