



Legislation Details (With Text)

File #: ID 23-498 **Version:** 1 **Name:**

Type: Action Item **Status:** Adopted as Amended

File created: 3/17/2023 **In control:** City Council

On agenda: 3/30/2023 **Final action:** 3/30/2023

Title: RESOLUTION - Initiating a Text Amendment to the Zoning Ordinance pursuant to Fresno Municipal Code Section 15-5803-A (1), to permit residential conversions in the Office Zone District, allow ministerial approval of office-to-residential conversions, and allow ministerial approval of housing near bus stops and in zone districts that allow mixed-use

Sponsors: Office of Mayor & City Manager, Annalisa Perea, Luis Chavez, Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Resolution

Date	Ver.	Action By	Action	Result
3/30/2023	1	City Council	ADOPTED AS AMENDED	Pass

REPORT TO THE CITY COUNCIL

FROM: JENNIFER CLARK, Director
Planning and Development Department

BY: SOPHIA PAGOULATOS, Planning Manager
Planning and Development Department

SUBJECT

RESOLUTION - Initiating a Text Amendment to the Zoning Ordinance pursuant to Fresno Municipal Code Section 15-5803-A (1), to permit residential conversions in the Office Zone District, allow ministerial approval of office-to-residential conversions, and allow ministerial approval of housing near bus stops and in zone districts that allow mixed-use

RECOMMENDATION

Staff recommends approval of a resolution to initiate a Text Amendment to the Zoning Ordinance to permit residential conversions in the Office Zone District, allowing ministerial approval of office-to-residential conversions, and allowing ministerial approval of housing near bus stops and in zone districts that allow mixed-use.

EXECUTIVE SUMMARY

The resolution will initiate a Text Amendment to the Zoning Ordinance to permit residential conversions in the Office Zone District, allow ministerial approval of office-to-residential conversions, and allow ministerial approval of housing near bus stops and in zone districts that allow mixed-use.

Following initiation, staff will conduct all necessary analysis and coordinate review by the appropriate Committees and Commissions, per the requirements of Chapter 15 Article 58 of the Fresno Municipal Code.

BACKGROUND

The changing dynamics of office work has reduced demand for office space, leaving many existing offices vacant and available for conversion to other uses. Meanwhile, the city of Fresno is experiencing a housing shortage and needs more safe, quality, and affordable housing options. Furthermore, housing near bus stops allows residents access to an affordable and environmentally sustainable transportation options and zone districts that allow mixed-use are strategically designed to provide both housing and commercial near transit, promoting the development of complete neighborhoods.

Allowing office-to-residential conversions and allowing housing near bus stops and in zone districts that allow mixed-use to be approved through a ministerial approval will address these dynamics in a manner favorable to increasing both housing production and transit ridership.

ENVIRONMENTAL FINDINGS

This approval is not a project for the purpose of CEQA Guidelines Section 15378.

LOCAL PREFERENCE

Local Preference is not applicable because this approval does not require expenditure of funds.

FISCAL IMPACT

There is no spending associated with this action.

Attachment: Resolution