

FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13887

The Fresno City Planning Commission, at its regular meeting on March 5, 2025, adopted the following Resolution relating to Text Amendment Application No. P24-00794 to permit ministerial approval of office to dwelling conversions in the Office zone, housing near bus stops in Multi-Family zones, infill residential development in Mixed-Use zones and new residential in Office zones.

WHEREAS, in April 2022, the Mayor prepared and presented the One Fresno Housing Strategy, which called for provisions to permit housing in non-residential districts Citywide; and

WHEREAS, in November 2022, the City received a Prohousing Designation from the California Department of Housing and Community Development which included a commitment to amend the Development Code to permit housing in non-residential districts; and

WHEREAS, on March 30, 2023, the City Council approved Resolution No. 2023-064 which instructed staff to prepare a Text Amendment to the Development Code to address the changing dynamic of office work, Citywide housing shortages and permit housing in non-residential districts.

WHEREAS, the 2023-2031 Housing Element, adopted by the City Council in December 2024 and certified by the California Department of Housing and Community Development in 2025, includes a program which requires amending the Development Code to allow higher density housing in high and relatively high resource areas, including allowing residential development in the Office zone district; and

WHEREAS, City staff analyzed the Fresno Municipal Code to amend Sections 15-1302, 15-4907, 15-6702 and 15-6802, establish Section 15-2742.5 and repeal Section 15-1106 to permit ministerial approval of the following: 1) office to dwelling conversions in the Office zone district, 2) Multi-unit residential development in the RM-1, RM-2 and RM-3 zone districts on parcels within one-half mile of an existing bus stop, 3) multi-unit residential uses in the NMX, CMX, RMX, CMS and CR zone districts on parcels within the City's Infill Priority Area and 4) new multi-unit residential development in the Office zone district; and

WHEREAS, in accordance with the California Environmental Quality Act, a Mitigated Negative Declaration (MND) was prepared by the City to consider potential impacts associated with the implementation of the proposed Text Amendment and to provide mitigation measures that would reduce impacts to less than significant levels; the Draft MND was released for a 30-day public review period beginning on November 20, 2024 and ending on December 20, 2024; and

WHEREAS, City staff presented the proposed Text Amendment to all available Council District Project Review Committees and Fresno County Airport Land Use Commission; and,

WHEREAS, on March 5, 2025, the Fresno City Planning Commission held a public hearing to consider the Text Amendment, receive public comment, and consider the Planning and Development Department's report recommending adoption of the proposed Text Amendment and Mitigated Negative Declaration; and,

WHEREAS, the Fresno City Planning Commission took action to recommend denial of the subject application; and,

NOW, THEREFORE BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, hereby recommends that the City Council deny Text Amendment Application No. P24-00794 and associated Mitigated Negative Declaration SCH No. 2024110662.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Bray (Vice Chair), seconded by Commissioner Calandra.

VOTING: Ayes - Chair Vang, Bray (Vice Chair), Diaz, Lyday, Ciner, Calandra, Shergill
 Noes - None
 Not Voting - None
 Absent - None

DATED: 3/11/25


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13887
Text Amendment No. P24-00794
MND SCH No. 2024110662
Action: Recommend denial (to the City Council)