

Regular Council Meeting

May 15, 2025

FRESNO CITY COUNCIL



Supplement Packet

ITEM(S)

RECEIVED
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CITY OF FRESNO
CITY CLERK'S OFFICE

ID 25-663

WORKSHOP -Text Amendment Regarding Increased Housing Opportunities

Contents of Supplement: Presentation

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

TEXT AMENDMENT

P24-00794

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



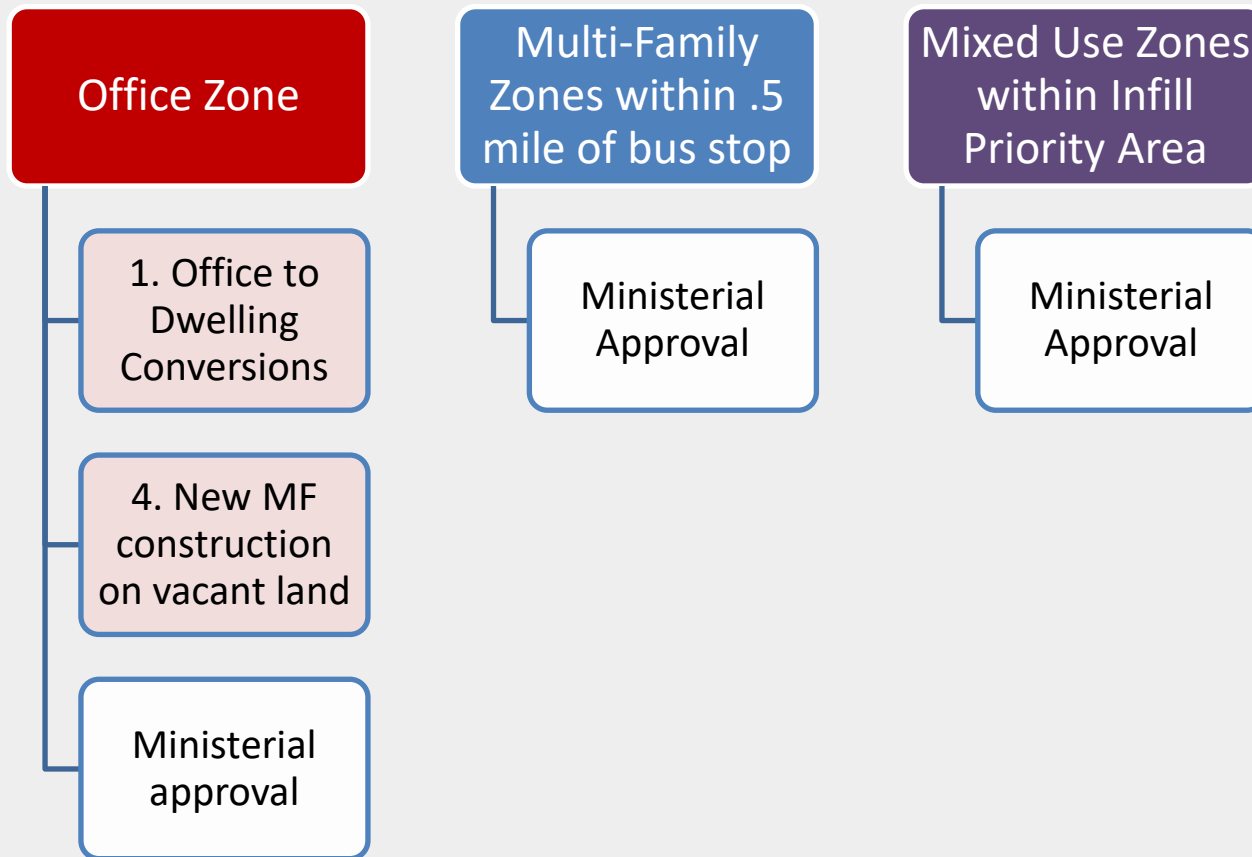
ID 25-642

City Council Workshop— May 15, 2025

TEXT AMENDMENT

- Text Amendment proposes:
 1. Ministerial approval of office to dwelling conversions in the Office zone district
 2. Ministerial approval of 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. Ministerial approval of multi-unit residential uses in the NMX, CMX, CMS, RMX and CR zone districts on parcels within the City's Infill Priority Area
 4. Ministerial approval of new standalone multi-unit residential development in the Office zone district

Text Amendment Components



Text Amendment Components

Affected Zones	New Uses Added	Ministerial Approval
Office (O) with buildings	Office to Dwelling Conversions	✓
Office (O) - Vacant	New Multi-Unit* Residential	✓
Multi-Family (RM-1, -2, -3) within 0.5 mile of existing bus stop	None	✓
Mixed Use (MNX, CMX, RMX, CMS, CR) within Infill Priority Area	None	✓

* To address traffic and safety concerns adjacent to school facilities, the following revision is recommended to be added to FMC Section 15-5102: *New residential development is prohibited on vacant or underutilized parcels located in the Office Zone District within 500 feet of a school*

Development Code



I. General Provisions



II. Base Districts

- Buffer
- Res SF
- Res MF
- Mixed Use
- Commercial
- Employment - Public
- Downtown



III. Regulations Applying to Some or All Districts



IV. Land Divisions



V. Admin & Permits

- Planning Authorities
- Common Procedures
- Application Types



VI. Definitions

Development Code



I.

General Provisions

II.

Base Districts

- Buffer
- Res SF
- Res MF
- Mixed Use
- Commercial
- Employment
- Office-New Uses
- Public
- Downtown

III.

Regulations Applying to Some or All Districts

Office-to-dwelling conversion

IV.

Land Divisions

V.

Admin & Permits

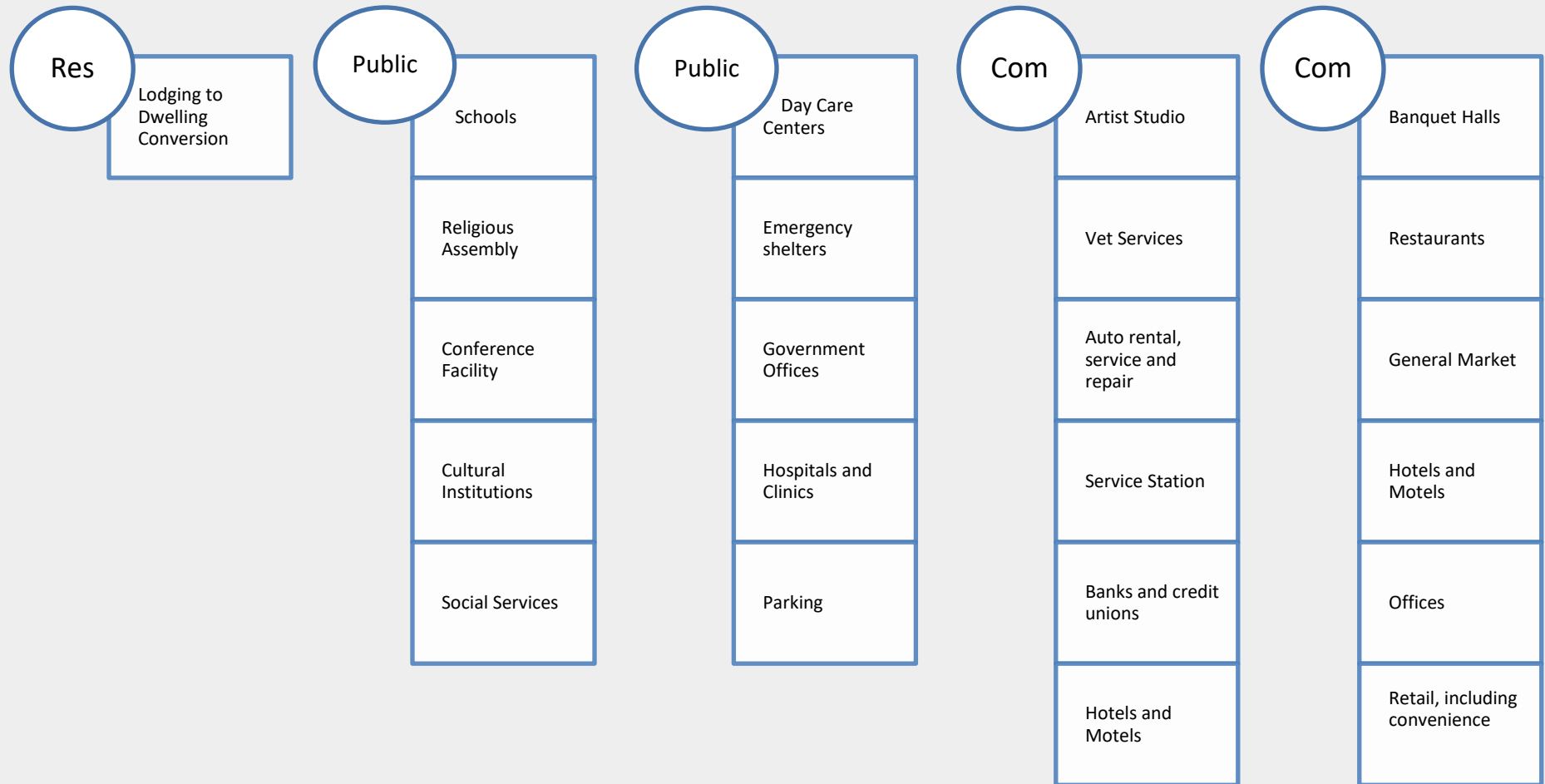
- Planning Authorities
- Common Procedures
- Application Types
- Zone clearance/Ministerial requirements

VI.

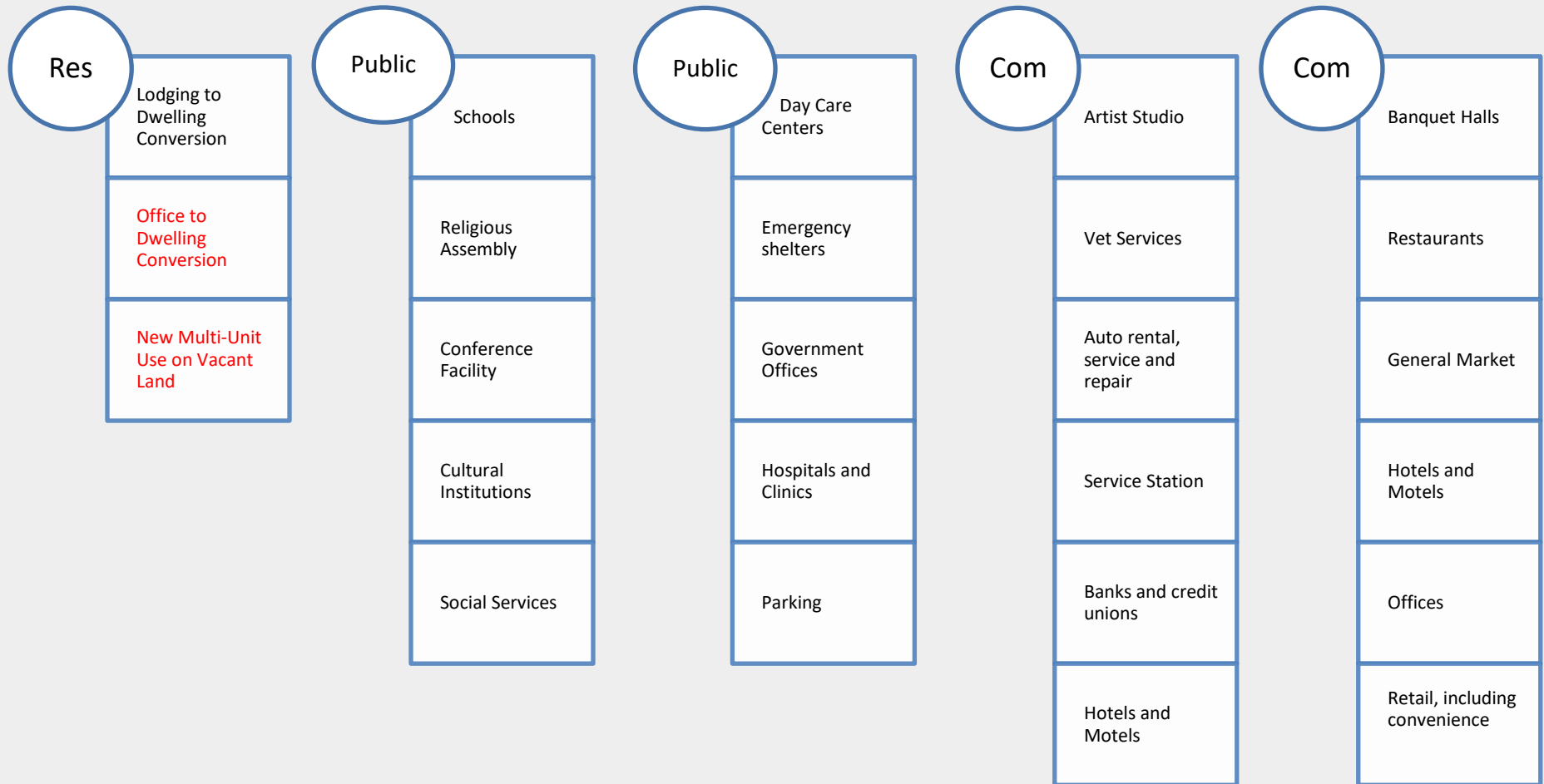
Definitions

Office-to-dwelling conversion

Office Zone District-Existing



Office Zone District-Existing



Housing Commitments

- One Fresno Housing Strategy
 - Presented by the Mayor in April 2022
 - Includes priority to pursue the conversion of office space to affordable housing
- Prohousing Designation
 - City received designation from California Department of Housing and Community Development (HCD) in November 2022
 - Includes commitment to update Code to permit additional residential uses in non-residential districts

Housing Commitments

- City Council Resolution No. 2023-064
 - In 2023, Council instructed staff to prepare this Text Amendment to address changing dynamics of office work and Citywide housing shortages
- 2023-2031 Housing Element
 - Adopted by City Council and certified by HCD in 2025
 - Program 2 requires amending the zoning code to allow higher density housing in high and relatively high resource areas, including allowing residential development in the office zone district

- Create high density housing capacity in **Highest** and **High** Resource Areas:

- Alternative is rezoning individual sites

- Consequences for Housing Element Non-Compliance

DISCRETIONARY VS. MINISTERIAL APPROVAL

Discretionary Approval

- Review Authority can apply a variety of conditions of approval to a project
- These conditions do not have to be a requirement in the Development Code
- Approvals can be appealed

Ministerial Approval

- Review Authority determines if the project complies with standards in the Development Code
- To qualify for ministerial approval, the project must meet **all** of the standards in the Development Code. If it does not, ministerial approval cannot be granted
- Ministerial approvals are issued as a Zone Clearance
- Approvals can be appealed

DISCRETIONARY VS. MINISTERIAL APPROVAL

Discretionary



- ☐ Review Authority can apply a variety of conditions of approval
- ☐ Conditions do not have to be a requirement in the Development Code, and can be discretionary
- ☐ Approvals can be appealed

Ministerial



- ☐ Review Authority determines if the project complies with the standards in the Development Code
- ☐ Determination is made using no discretion; all standards are objective
- ☐ To qualify, a project must meet ALL standards for ministerial approval in the Development Code. If not, ministerial approval cannot be granted
- ☐ Ministerial approvals are issued as a Zone Clearance
- ☐ Approvals can be appealed

ZONING REQUIREMENTS

- Use
- Setbacks
- Height
- Landscaping
- Parking
- Screening
- Façade Design Standards
- Pedestrian Access
- Vehicle Access

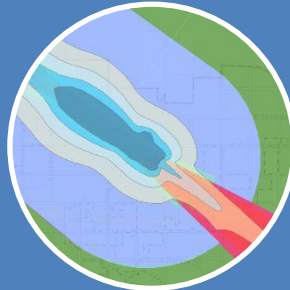
SENSITIVE AREAS



Farmland/Williamson
Act Contract



Flood Hazard Area



Airport Safety Zones



Hazardous Sites

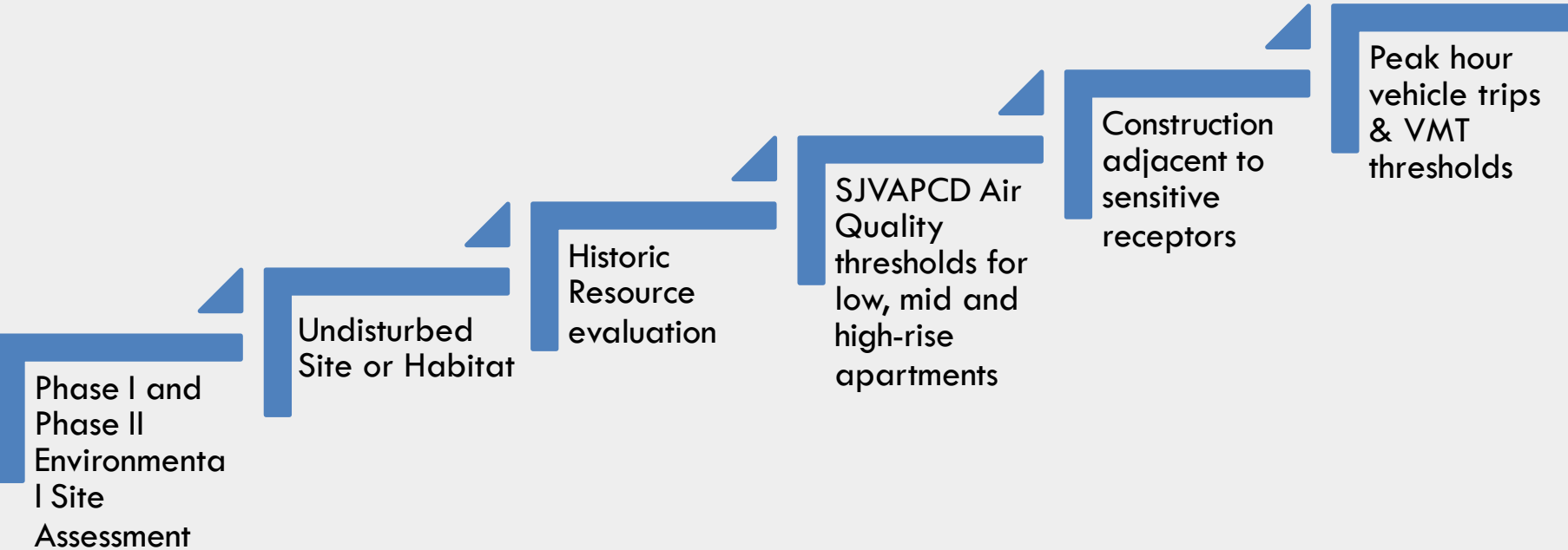


Historic Resource



New residential development prohibited on vacant or underutilized parcels located in the Office zone within 500 feet of a school

Development/Impact Thresholds



Phase I and
Phase II
Environmental
Site
Assessment

Undisturbed
Site or Habitat

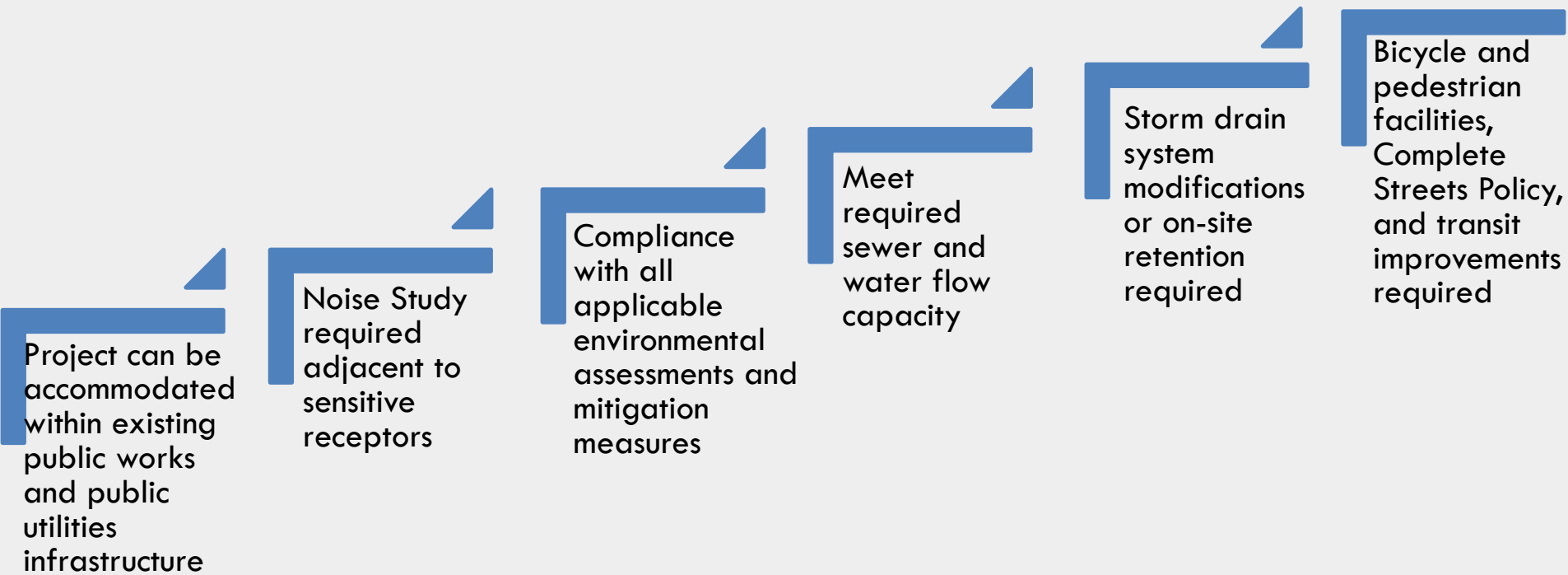
Historic
Resource
evaluation

SJVAPCD Air
Quality
thresholds for
low, mid and
high-rise
apartments

Construction
adjacent to
sensitive
receptors

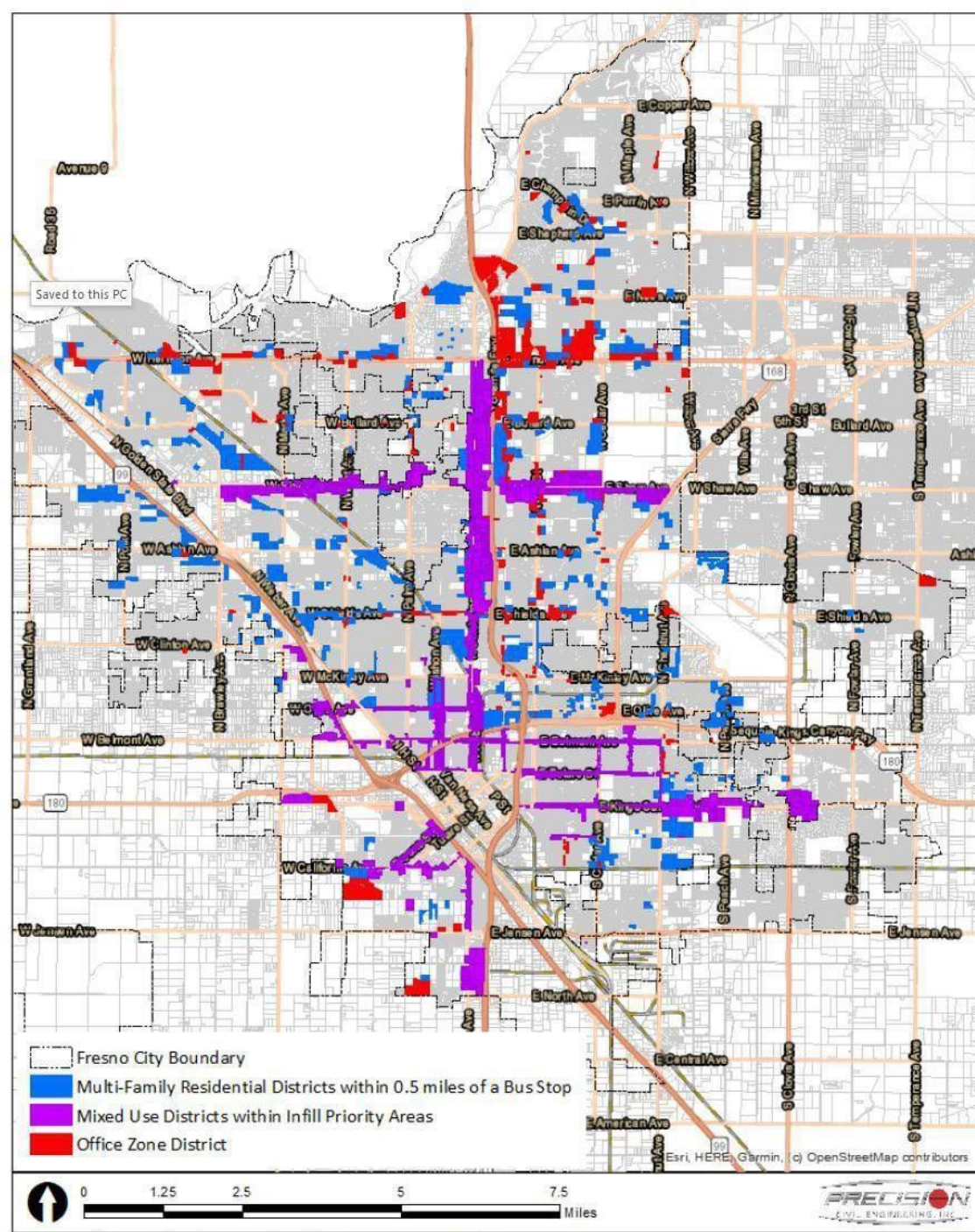
Peak hour
vehicle trips
& VMT
thresholds

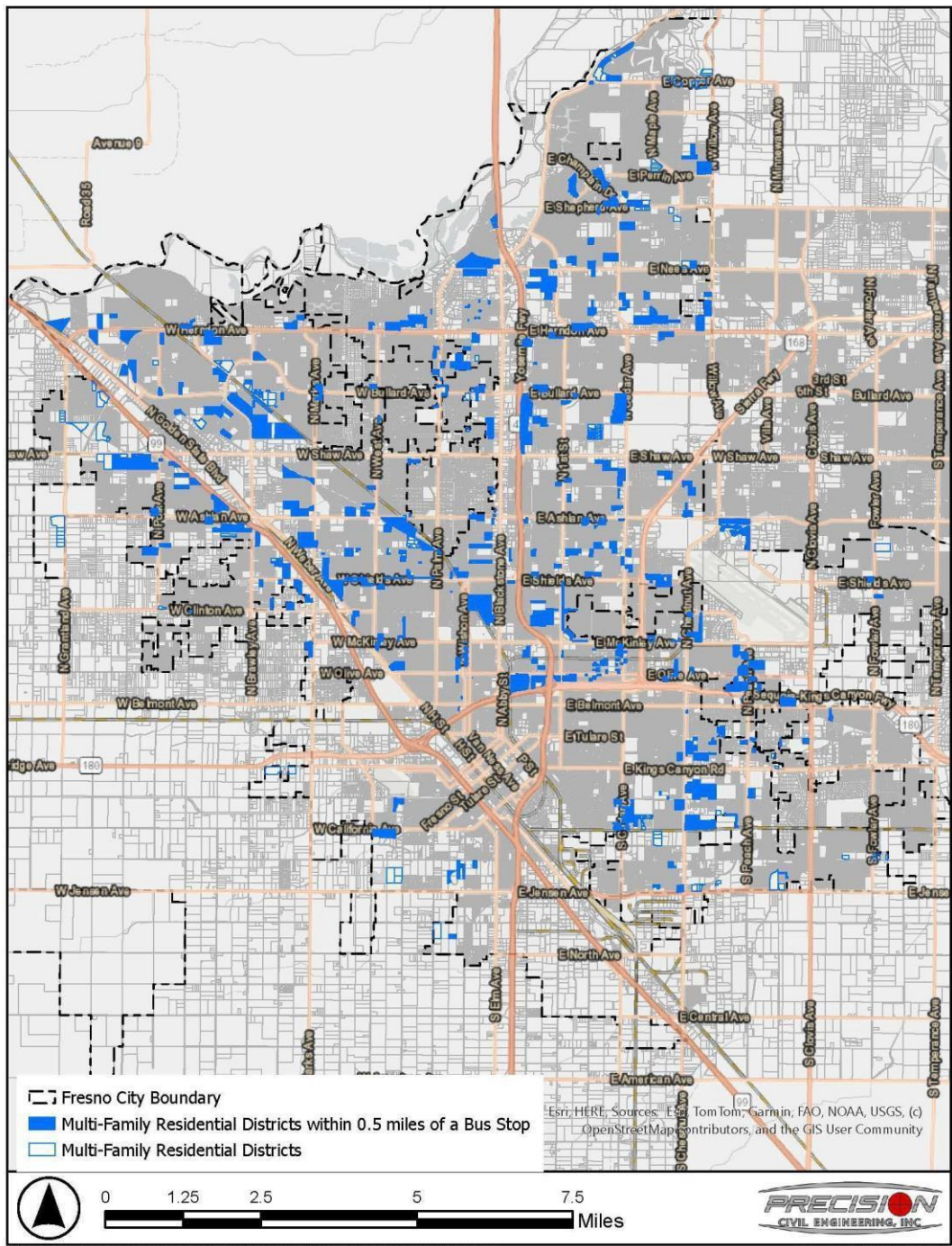
Development/Impact Thresholds

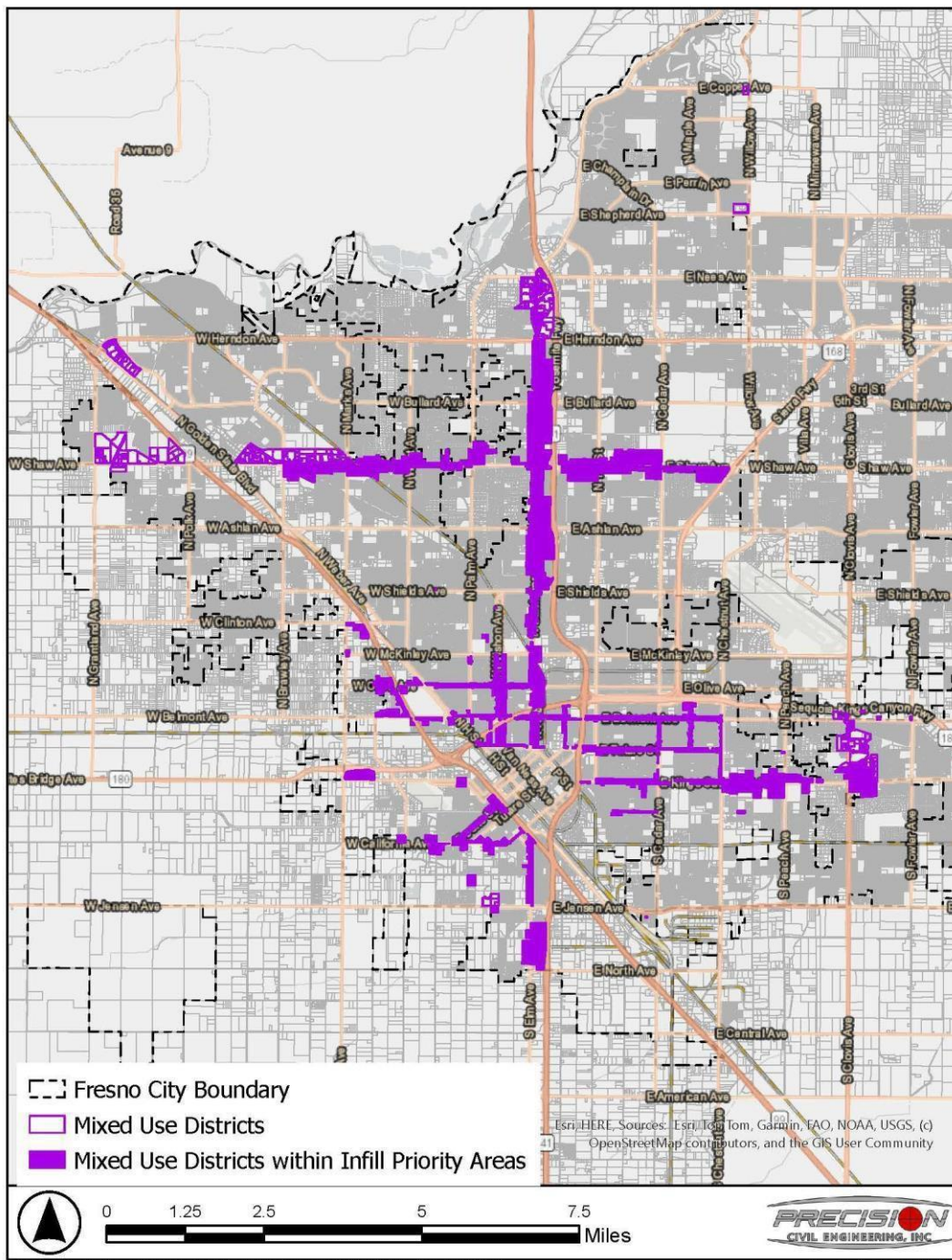


MAP OF ELIGIBLE SITES

1. **Office Zones** – new uses
2. **Multi-Family Zones** – no new uses
3. **Mixed Use Zones** – no new uses







ENVIRONMENTAL ANALYSIS

- Mitigated Negative Declaration (MND) prepared to analyze potential environmental impacts
- 4,868 new dwelling unit capacity citywide
- Public Comment Period: November 20 – December 20, 2024

CITY OF FRESNO
MITIGATED NEGATIVE DECLARATION
FOR
DEVELOPMENT CODE TEXT AMENDMENT APPLICATION NO. P24-00794
(MINISTERIAL APPROVAL FOR 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)

STATE CLEARINGHOUSE NUMBER: 2024110662

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
Appendix G/Initial Study for a Mitigated Negative Declaration
Project Specific Mitigation Monitoring Checklist

RECOMMENDATION

Affected Zones	New Uses Added	Ministerial Approval
Office (O)	Office to Dwelling Conversions	Recommended
	New Multi-Unit* Residential	Recommended
Multi-Family (RM-1, -2, -3) within 0.5 mile of existing bus stop	None	Recommended
Mixed Use (MNX, CMX, RMX, CMS, CR) within Infill Priority Area	None	Recommended

* To address traffic and safety concerns adjacent to school facilities, the following revision is recommended to be added to FMC Section 15-5102: *New residential development is prohibited on vacant or underutilized parcels located in the Office Zone District within 500 feet of a school*

THANK YOU!