

**CITY OF FRESNO
ENVIRONMENTAL FINDING OF NO POSSIBILITY OF SIGNIFICANT EFFECT
ENVIRONMENTAL ASSESSMENT NO. P20-00460**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO HAVE NO
SIGNIFICANT EFFECT ON THE ENVIRONMENT PURSUANT TO ARTICLE 20 OF THE
STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

APPLICANT: City of Fresno
Planning and Development Department,
2600 Fresno Street Room 3043
Fresno, California 93721

PROJECT LOCATION: Areas within the jurisdiction of the City of Fresno, generally located within the corporate boundaries

PROJECT DESCRIPTION:

A proposed Text Amendment P20-00460 (Text Amendment) to provide an application process for owners of hotels and motels which were constructed prior to 2020 to convert an existing building from a commercial use to a residential use to accommodate non-transient residents, with requirements that an applicant bring their building into compliance with all applicable State codes, including the Building, Fire and Electrical codes. The proposed project will also include an amendment to the use table for certain commercial zone districts to allow for conversion of pre-2020 hotel/motels to accommodate non-transient residents without requiring an amendment to the site's land use or zone district.

This project is exempt under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

Finding:

Staff has conducted a preliminary review of the project and has determined that it is exempt from CEQA pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) under the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Because the proposed Text Amendment is for Council to approve in order to establish a framework for future land use planning and approvals and does not commit the City to any specific project, and it also does not intensify the use of hotel/motel buildings beyond what is already in existence, it can be seen with certainty that there is no possibility that accepting the Strategy document may have a significant effect on the environment. Therefore, this action is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3)

Evidence:

The proposed Text Amendment states the requirements for conversion of existing hotels and

motels, and establishes a process consistent with public health and safety laws and plans including the State Building, Fire and Electrical Codes, Fresno Municipal Code, Fresno General Plan and Housing Element. Hotels and motels are eligible to apply for a conversion from lodging-to-dwelling use if they currently offer lodging to non-transient residents, for all or a portion of their hotel/motel. The term Non-transient residents is defined as a person who resides in a non-transient facility for a period of thirty-one or more consecutive days.

There will be no physical change to the environment as a result of the adoption of this Text Amendment as it is a framework for an application process for existing hotel and motel buildings. The Text Amendment does not relate to any physical project.

Existing hotels and motels have no residential density assumed because they are commercial uses. The proposed conversion process would not require a rezone to a residential zone district, and would allow hotels and motels to retain their current non-residential zoning. The proposed process also does not allow for an intensified use (i.e., adding units) as there is a one-to-one ratio requirement for replacement units; in short, if one hotel/motel unit is removed, then one dwelling unit is allowed to be created with a conversion. As such, the proposed Text Amendment will permit conversions but will not intensify the existing uses.

All individual hotel and motel conversion projects under the proposed Text Amendment will be subject to discretionary review with a Conditional Use Permit (CUP). Each individual CUP will be evaluated pursuant to the requirements of CEQA and the appropriate level of environmental review will be completed when the scope and impacts of each individual entitlement are known.

Approval of this Text Amendment does not permit the immediate conversion of lodging units to residential units. Rather, it creates a procedure for property owners to request conversion of sites from lodging to dwelling uses. In this way, the actual conversion of sites is not yet approved and is subject to future discretionary approval. Because this Text Amendment does not effectuate any conversion approvals, and does not result in any changes in use or intensity, it can be seen with certainty that there is no possibility that approval of this Text Amendment will have a significant effect on the environment or a reasonably foreseeable indirect effect on the environment.

Therefore, Text Amendment P20-00460 is exempt from CEQA pursuant to the common sense exemption set forth in Section 15061(b)(3) of the CEQA Guidelines.

Date: May 15, 2020

Submitted By:



Planner
City of Fresno
Planning and Development
Department