

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, FINDING GOOD CAUSE AND CLEAR AND CONVINCING BENEFIT TO THE PUBLIC PURSUANT TO FRESNO MUNICIPAL CODE SECTION 4-204 RELATING TO THE DISPOSITION OF REAL PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 468-282-23T (815 FULTON STREET) FOR AN AFFORDABLE HOUSING DEVELOPMENT

WHEREAS, the City of Fresno (City) owns a 0.60-acre parcel of land located at 815 Fulton Street, Fresno, California 93621 (APN 468-282-23T) (Property); more particularly described in Exhibit "A" and depicted in Exhibit "B" attached hereto and made a part hereof by reference; and

WHEREAS, the Property was declared exempt surplus land by Fresno City Council on _____, 2025, Resolution _____; and

WHEREAS, the Fresno Municipal Code (FMC) Section 4-204 details the additional steps which may be required to dispose of real property and conduct a Request for Proposals (RFP) process; and

WHEREAS, the FMC Section 4-204 states, in part, "Real property may be sold, encumbered by an option, or leased for a period exceeding five years only after an open and competitive RFP process initiated by Council action and in compliance with state law concerning the disposition of surplus land; exclusive negotiating agreements shall not be permitted"; and

WHEREAS, pursuant to FMC Section 4-204(d)(4), the City shall not approve any purchase and sale agreement, disposition and development agreement, or any other

1 of 4

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: 

Resolution No. _____

agreement that would cause or allow City owned real property to be conveyed, except upon specified terms and conditions; and

WHEREAS, an exception to the RFP process may be provided where Council finds good cause and clear and convincing benefits to the public to do so with a supermajority approval of at least five votes; and

WHEREAS, concurrently with related actions, the City Council will consider approval of a Disposition and Development Agreement (DDA) with The Park Partners, LLC (Developer) for the acquisition, development, and operation of the Property as permanent affordable housing for qualified individuals; and

WHEREAS, in conjunction with two other parcels, the Project will consist of an eight-story mixed-use development consisting of 160 apartments offering up to 621 beds with a diverse unit mix of studios, lofts, two- and three-bedroom layouts along with ground floor retail and community space; and

WHEREAS, upon the City Council's approval of related actions to the Property, City staff will work with the City Manager's Office to facilitate the transfer of ownership of the subject Property to the Developer to develop and operate the Property for the purpose of constructing and operating permanent affordable for individuals' experiencing homelessness or at risk of homelessness; and

WHEREAS, Council recognizes the development of the Property into permanent affordable housing will address the City's homelessness and housing crisis; and

WHEREAS, Council recognizes the importance of developing affordable housing for individuals experiencing homelessness or at risk of homelessness; and

WHEREAS, the City has a significant interest in encouraging the development of the Property into a permanent affordable housing development for individuals experiencing homelessness or at risk of homelessness.

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

1. The City Council hereby makes findings of good cause and clear and convincing benefit to the public to vary from the provisions contained within FMC Section 4-204 and make an exception to the RFP process as detailed below.
2. Staff is directed to bypass the RFP process and allow the City Manager or designee to execute the DDA and any associated documents with the Developer for the transfer of the Property at upon completion of the development of the Property for affordable housing.
3. This resolution shall be effective upon final approval.

* * * * *

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

I, TODD STERMER, 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 _____ day of _____ 2025.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2025
Mayor Approval/No Return: _____, 2025
Mayor Veto: _____, 2025
Council Override Vote: _____, 2025

TODD STERMER, MMC
City Clerk

By: _____ Date
Deputy

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____ Date
Angela M. Karst
Senior Deputy City Attorney

Attachments:
Exhibit A
Exhibit B

EXHIBIT A

LEGAL DESCRIPTION

APN: 468-282-23T

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT AND NORTHWEST 8 1/3 FEET OF LOT 11 BLOCK 74 OF THE TOWN OF FRESNO, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1 PAGE 2 OF PLATS, FRESNO COUNTY RECORDS.

LOTS 12 AND 13 AND THE SOUTHEASTERLY 16-2/3 FEET OF LOT 11 IN BLOCK 74 OF THE TOWN (NOW CITY) OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 2 OF PLATS, FRESNO COUNTY RECORDS.

LOTS 14,15 AND 16 IN BLOCK OF THE TOWN OF FRESNO, IN THE CITY OF THE FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1 PAGE 2 OF PLATS, FRESNO COUNTY RECORDS.

CONTAINS AN AREA OF 26,250 SQUARE FEET, MORE OR LESS.

EXHIBIT B

FRESNO CITY BLOCKS

Tax Rate Area
5-005
5-023
5-190
5-216
5-227

468-28

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Parcel Map No. 70-52 - Bk. 2, Pg. 30
Parcel Map No. 78-36 - Bk. 28, Pg. 30

R.A.C.F. = REDEVELOPMENT AGENCY OF CITY OF FRESNO
C.O.F. = CITY OF FRESNO
Assessor's Map Bk. 468 - Pg. 28
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

4/17/2018