

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, AMENDING THE URBAN FORM,
LAND USE AND DESIGN ELEMENT OF THE FRESNO
GENERAL PLAN

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan, and by Resolution No. 2014-225, certified Master Environmental Impact Report SCH No. 2012111015 ("MEIR") which evaluated the potentially significant adverse environmental impacts of urban development within the City of Fresno's designated urban boundary line and sphere of influence; and

WHEREAS, the RM-MH zone district, which is intended for mobile home parks, is correlated to the Medium High Density Residential Land Use and has a minimum density of 12 dwelling units per acre and a maximum density of 16 dwelling units per acre; and;

WHEREAS, the mode for all mobile home parks within the City of Fresno is (8) eight dwelling units per acre and therefore most existing parks would not conform to the minimum density; and

WHEREAS, the Director of the Planning and Development Department filed General Plan & Development Code Text Amendment No. P25-00996, consisting of both a text amendment to Chapter 15 of the Fresno Municipal Code and the Urban Form, Land Use and Design Element of the Fresno General Plan, that includes a revision to Table 15-1003 of the Fresno Municipal Code (FMC) and Table 3-1 of the Urban Form, Land Use and Design Element of the Fresno General Plan to change the minimum density of the RM-MH zone district from 12 dwelling units per acre to eight (8) dwelling units per acre; and

1 of 5

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: 

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Resolution No. _____

WHEREAS, it has been determined that the proposed changes would not cause a significant impact on the environment and is therefore exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the commonsense exemption set forth in CEQA Guidelines Section 15061(b)(3); and

WHEREAS, on May 21, 2025, the Fresno City Planning Commission held a public hearing to consider General Plan & Development Code Text Amendment Application No. P25-00996 and the associated environmental assessment; and

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution Nos. 13896 and 13897, to recommend approval of General Plan & Development Code Text Amendment Application No. P25-00996, inclusive of the errata, which proposes to: 1) allow tiny homes on wheels as a primary home, similar to a manufactured home; 2) adjust certain design standards from manufactured homes used as a primary home per State law; 3) change “single-family” and “multi-family” to “single-unit” and “multi-unit” to avoid assigning any definition to “family” per State law; 4) update the Use Tables to clarify that agricultural labor housing is allowed in the same zone districts where Crop Cultivation is allowed to improve clarity; 5) reduce the minimum density of RM-MH zone district from 12 to 8 du/ac to better match existing density of mobile home parks; and 6) update regulations pertaining to Accessory Dwelling Units to remove barriers to production and per State law and to improve clarity; and

WHEREAS, on May 8, 2025, the Council District 1 Project Review Committee recommended approval; and

WHEREAS, on April 22, 2025, the Council District 3 Project Review Committee recommended that staff review issues that other cities have encountered with THOWs; review the potential impact of THOWs on infrastructure capacity; set fees to align with the small size of THOWs; consider design guidelines for THOWs and ADUs, especially in historic districts; disallow THOWs for group homes or rehabilitation facilities (to ensure they are used for housing and not commercial enterprises); and ensure THOWs have high-quality construction; and

WHEREAS, on April 15, 2025, the Council District 4 Project Review Committee indicated support, with comment that the City should also take actions to ensure affordability for tiny homes and accessory dwelling units; and

WHEREAS, on May 14, 2025, the Council District 6 Project Review Committee heard the item and did not recommend any changes; and

WHEREAS, on May 6, 2025, the Tower District Project Review Committee did not have a quorum and therefore the meeting was cancelled with the item rescheduled to its June 3 regular meeting; and

WHEREAS, in May 2025, the Airport Land Use Commission staff stated that the proposed changes did not necessitate review by the Commission as they would not impact Airport Safety Zones; and

WHEREAS, on June 12, 2025, the Fresno City Council held a duly noticed public hearing to consider General Plan & Development Code Text Amendment Application No. P25-00996 and received both oral testimony and written information presented at the hearing regarding the application.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Council finds in accordance with its own independent judgment that there is no substantial evidence in the record to indicate that General Plan Text Amendment Application No. P25-00996 will cause a significant effect on the environment and is therefore exempt from CEQA.

2. The Council finds the adoption of the proposed General Plan Text Amendment as recommended by the Planning Commission is in the best interest of the City of Fresno.

3. The Council of the City of Fresno hereby adopts General Plan Text Amendment Application No. P25-00996 amending the Urban Form, Land Use and Design Element of the Fresno General Plan as depicted in Exhibit A.

* * * * *

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 :

TODD STERMER, MMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Talía Kolluri Date
Assistant City Attorney

TABLE 3-1: CITYWIDE STANDARDS FOR DENSITY AND DEVELOPMENT INTENSITY

Land Use	Minimum to Maximum Residential Density (du/net acre) ^{1,2,3}	Maximum Floor Area Ratio
Buffer	Max = 0.05 (1 unit per 20 net acres)	-
Residential		
Low Density	Min = 1 unit per 5 acres Max = 3.5 units per acre	-
Medium Low Density	Min = 3.5 units per acre Max = 6 units per acre	-
Medium Density	Min = 5 units per acre Max = 12 units per acre	-
Medium High Density	Min = 12 units per acre ⁴ Max = 16 units per acre	-
Urban Neighborhood Density	Min = 16 units per acre Max = 30 units per acre	-
High Density	Min = 30 units per acre Max = 45 units per acre	-
Commercial		
Main Street		1.0
Community		1.0
Recreation		0.5
General		2.0
Highway & Auto		0.75
Regional		1.0
Mixed-Use		
Neighborhood Mixed-Use	Min = 12 units per acre Max = No Limit	1.5
Corridor/Center Mixed-Use	Min = 16 units per acre Max = No Limit	1.5
Regional Mixed-Use	Min = 30 units per acre Max = No Limit	2.0
Downtown		
Downtown Neighborhood	Min = No limit Max = No limit	No limit
Downtown General	Min = No limit Max = No limit	No limit
Downtown Core	Min = No limit Max = No limit	No limit
Employment		
Office	-	2.0
Business Park	-	1.0
Regional Business Park	-	1.0
Light Industrial	-	1.5
Heavy Industrial	-	1.5

1. Based on Net Acreage.

2. Residential density refers to the ratio of residential dwelling units per acre (43,560 square feet) of land which is calculated by dividing the number of existing or proposed residential dwelling units by the land area of the property designated for, or proposed for development with, a residential use. The residential land area includes property upon which the residential and ancillary structures are located, together with yards and other private or common open spaces, and includes vehicle access drives and parking areas together with public and private roadways. The residential land area does not include major streets or State Routes designated by Figure MT-1: General Plan Circulation Diagram, and does not include schools or regional trails.

3. Additional density may be allowed for affordable housing or provision of community benefits (pursuant to California Government Code Sections 65915 – 65918, as may be amended).

4. The RM-MH Zone District within the Medium High Density Land Use designation, is permitted a minimum density of 8 units per acre.