

Regular Council Meeting

May 1, 2025

FRESNO CITY COUNCIL



Public Comment Packet

ITEM(S)

5:30 P.M. (ID 25-597)

Consideration of Text Amendment Application No. P24-00794 and related Environmental Finding for Environmental Assessment No. P24-00794, amending Sections 15-1302, 15-4907, 15-5102, 15-6702, 15-6802 of the Fresno Municipal Code, repealing Section 15-1106 of the Fresno Municipal Code, and establishing Section 15-2742.5 of the Fresno Municipal Code, to permit ministerial approval of housing projects.

[TITLE TRUNCATED FOR SUPPLEMENTAL PACKET COVER PAGE]

Contents of Supplement: Public Comment Received

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.

From: [REDACTED]
To: [REDACTED]
Subject: Upholdings Letter of Support - Streamlining Ordinance
Date: Friday, April 25, 2025 1:31:23 PM
Attachments: [image001.png](#)
[Upholdings Letter of Support.pdf](#)

External Email: Use caution with links and attachments

Good Afternoon,

On behalf of Upholdings, attached is a letter of support for the Streamlining Ordinance to be discussed next Thursday, May 1st.

Best,
Sarah



Sarah Ritten
Associate Project Manager



w: upholdings.net

Statement of Confidentiality

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UPHOLDINGS - [REDACTED] Lincolnwood, IL 60712



April 25, 2025
Fresno City Council
2600 Fresno Street
Fresno, CA 93721

Subject: Support for Fresno Housing Streamlining Ordinance (Development Code Text Amendment No. P24-00794)

Dear Members of the Fresno City Council,

On behalf of Upholdings, I am writing to express our strong support for the proposed Fresno Housing Streamlining Ordinance, also known as Development Code Text Amendment No. P24-00794. This forward-thinking initiative is a crucial step toward addressing Fresno's pressing housing needs and improving the efficiency and accessibility of housing development throughout our city.

The ordinance offers a strategic, equitable approach to increasing housing availability by streamlining the development process for a diverse range of housing types. We are especially encouraged by the ordinance's key components, including:

- Ministerial approval for office-to-residential conversions, unlocking underutilized space and creating approximately 2,692 new units over 30 years.
- Facilitating housing near public transit, supporting sustainability and accessibility with up to 5,525 potential new units.
- Streamlined infill development in mixed-use zones, providing the opportunity for 12,032 additional homes while preserving open space and enhancing urban vitality.
- New residential opportunities on office-zoned parcels, contributing approximately 2,176 new units and promoting efficient land use.

These provisions align with the broader goal of promoting equitable, affordable, and sustainable housing for all Fresno residents. We also commend the ordinance's thoughtful inclusion of traffic and community safety measures for larger projects, as well as its potential to foster economic revitalization and social inclusivity.

We commend the City of Fresno for taking meaningful steps to promote housing affordability and choice while enhancing the quality of life for current and future residents. We urge you to adopt the Fresno Housing Streamlining Ordinance before you on May 1st, 2025.

Sincerely,

A black rectangular redaction box covers the signature of Jessica Hoff Berzac.

Jessica Hoff Berzac
President, Upholdings



April 28, 2024

Fresno City Council
2600 Fresno Street
Fresno, CA 93721

Attn: Fresno City Clerk's Office at clerk@fresno.gov

Subject: Support for Fresno Housing Streamlining Ordinance (Development Code Text Amendment No. P24-00794)

Dear Members of the Fresno City Council,

On behalf of Regenerate California Innovation and Better Blackstone Community Development Corporation, I am writing to express our strong support for the proposed Fresno Housing Streamlining Ordinance, also known as Development Code Text Amendment No. P24-00794. This forward-thinking initiative is a crucial step toward addressing Fresno's pressing housing needs and improving the efficiency and accessibility of housing development throughout our city.

The ordinance offers a strategic, equitable approach to increasing housing availability by streamlining the development process for a diverse range of housing types. We are especially encouraged by the ordinance's key components and impacts, including:

- Providing an additional tool for implementing the City of Fresno's Housing Element and the State of California's Housing Accountability Act.
- Ministerial approval for office-to-residential conversions, unlocking underutilized space and creating approximately 2,692 new units over 30 years.
- Facilitating housing near public transit, supporting sustainability and accessibility with up to 5,525 potential new units.



- Streamlined infill development in mixed-use zones, providing the opportunity for 12,032 additional homes while preserving open space and enhancing urban vitality.
- New residential opportunities on office-zoned parcels, contributing approximately 2,176 new units and promoting efficient land use.

These provisions align with the broader goal of promoting equitable, affordable, and sustainable housing for all Fresno residents. We also commend the ordinance's thoughtful inclusion of traffic and community safety measures for larger projects, as well as its potential to foster economic revitalization and social inclusivity.

Regenerate California Innovation and Better Blackstone Community Development Corporation commend the City of Fresno for taking meaningful steps to promote housing affordability and choice while enhancing the quality of life for current and future residents.

We urge you to adopt the Fresno Housing Streamlining Ordinance now scheduled before you on May 1, 2025.

Sincerely,



Keith Bergthold, CEO

Regenerate California Innovation, Inc (RCI) and Better Blackstone Community Development Corporation (BBCDC)

From: [REDACTED]
To: [REDACTED]
Subject: Letter in support of housing text amendment
Date: Sunday, April 27, 2025 3:00:07 PM
Attachments: [City of Fresno Infill housing support letter Chinatown.pdf](#)

External Email: Use caution with links and attachments

Please find attached a letter from the Chinatown Fresno Foundation in support of a text amendment that will benefit the neighborhood housing initiatives for City Council members.

Thank you.

Jan

Jan Minami
Project Director, Chinatown Fresno Foundation

[REDACTED]

[REDACTED]
resno CA 93706
[REDACTED]



April 27, 2025

Fresno City Council
2600 Fresno Street
Fresno, CA 93721

**Subject: Support for Fresno Housing Streamlining Ordinance
(Development Code Text Amendment No. P24-00794)**

BOARD OF DIRECTORS

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Eduardo Lopez
Owner, Property at Tulare and E Streets

June Stanfield
Owner, Golden Cuts Barbershop and Salon

Christina Stokes-Johnson
Director of Real Estate Development, Fresno Housing Authority

Dear Members of the Fresno City Council,

On behalf of the Chinatown Fresno Foundation, I urge you to approve the proposed Fresno Housing Streamlining Ordinance, also known as Development Code Text Amendment No. P24-00794. This initiative is a crucial step toward addressing Fresno's pressing housing needs and improving the efficiency and accessibility of housing development throughout our city. We are strongly in support.

The Chinatown Fresno area is primarily a commercial district located west of core Downtown. Residential housing exists, but more is needed. The proposed text amendment would simplify the development process, removing workflow challenges, especially for infill development. We feel this will jumpstart Chinatown housing development.

In our revitalization efforts, development obstacles are frequently a roadblock for property owners. The revisions in the proposed ordinance are welcome improvements for them.

The ordinance offers a strategic, equitable approach to increasing housing availability by streamlining the development process for a diverse range of housing types. We are especially encouraged these key components of the ordinance:

- Facilitating housing near public transit, supporting sustainability and accessibility within Chinatown
- Streamlined infill development in mixed-use zones like Chinatown, expanding built housing while preserving open space and enhancing urban vitality.

These provisions align with the broader goal of promoting equitable, affordable, and sustainable housing for all Fresno residents. We also commend the ordinance's thoughtful inclusion of traffic and community safety measures for larger projects, as well as its potential to foster economic revitalization and social inclusivity.

We commend the City of Fresno for taking meaningful steps to promote housing affordability and choice while enhancing the quality of life for current and future residents. We urge you to adopt the Fresno Housing Streamlining Ordinance before you this Thursday, May 1, 2025.

Sincerely,

Jan Minami, Project Director

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Letter of Support - Fresno Housing Streamlining Ordinance
Date: Monday, April 28, 2025 11:12:13 AM
Attachments: [Letter of Support - Fresno Housing Streamline Ordinance.pdf](#)

External Email: Use caution with links and attachments

Good morning,

Please find attached our letter of support for the Fresno Housing Streamlining Ordinance.

Thank you,
Fernando



Fernando Alvarez
Government Affairs Specialist
[Fresno Chamber of Commerce](#)
[REDACTED] Fresno, CA 93721
[REDACTED]
[REDACTED]



April 28, 2025

Fresno City Council
2600 Fresno Street
Fresno, CA 93721

Subject: Support for Fresno Housing Streamlining Ordinance (Development Code Text Amendment No. P24-00794)

Dear Members of the Fresno City Council,

On behalf of the Fresno Chamber of Commerce, I am writing to express our strong support for the proposed Fresno Housing Streamlining Ordinance, also known as Development Code Text Amendment No. P24-00794. This ordinance is a timely and strategic step toward meeting Fresno's growing housing demand while encouraging infill development and efficient land use across our city.

We are particularly supportive of the ordinance's efforts to reduce regulatory barriers and accelerate the production of diverse housing types. Key components of the ordinance include:

- Ministerial approval for office-to-residential conversions, creating opportunities for approximately 2,692 new units by repurposing underutilized buildings.
- Facilitating housing near public transit, potentially adding 5,525 new units while promoting sustainability and accessibility.
- Streamlined infill residential development in mixed-use zones, contributing up to 12,032 additional homes in urban core areas and helping preserve open space and agricultural land.
- New housing opportunities on office-zoned parcels, unlocking roughly 2,176 units and enhancing flexibility in how our land is used to meet community needs.

These provisions not only help meet the housing targets outlined in the City's Housing Element but also complement the Chamber's goals of supporting economic vitality, revitalizing underused commercial areas, and strengthening the local workforce through greater housing access.

We also appreciate the ordinance's inclusion of traffic safety and infrastructure considerations for larger projects, ensuring that growth is both proactive and responsible.

The Fresno Chamber of Commerce encourages the Council to adopt this ordinance and continue leading on housing solutions that will support our city's long-term growth and prosperity.

Sincerely,



Scott Miller
President and CEO
Fresno Chamber of Commerce

From: [REDACTED]
To: [REDACTED]
Subject: Letter of Support for the Fresno Housing Streamlining Ordinance
Date: Monday, April 28, 2025 11:29:48 AM
Attachments: [image001.png](#)
[Letter of Support for Fresno Housing Streamlining Ordinance.pdf](#)

External Email: Use caution with links and attachments

Dear City Clerk,

Attached is a letter of Letter of Support for the Fresno Housing Streamlining Ordinance. I would like to have this letter included in the record.

Thank you for your assistance.



Tyrone Roderick Williams
Chief Executive Officer



April 28, 2024

Fresno City Council
2600 Fresno Street
Fresno, CA 93721

Subject: Support for Fresno Housing Streamlining Ordinance (Development Code Text Amendment No. P24-00794)

Dear Members of the Fresno City Council,

On behalf of Fresno Housing, I am writing to express our strong support for the proposed Fresno Housing Streamlining Ordinance, also known as Development Code Text Amendment No. P24-00794. This forward-thinking initiative is a crucial step toward addressing Fresno's pressing housing needs and improving the efficiency and accessibility of housing development throughout our city.


The ordinance offers a strategic, equitable approach to increasing housing availability by streamlining the development process for a diverse range of housing types. We are especially encouraged by the ordinance's key components, including:

- Ministerial approval for office-to-residential conversions, unlocking underutilized space and creating approximately 2,692 new units over 30 years.
- Facilitating housing near public transit, supporting sustainability and accessibility with up to 5,525 potential new units.
- Streamlined infill development in mixed-use zones, providing the opportunity for 12,032 additional homes while preserving open space and enhancing urban vitality.
- New residential opportunities on office-zoned parcels, contributing approximately 2,176 new units and promoting efficient land use.

These provisions align with the broader goal of promoting equitable, affordable, and sustainable housing for all Fresno residents. We also commend the ordinance's thoughtful inclusion of traffic and community safety measures for larger projects, as well as its potential to foster economic revitalization and social inclusivity.

I commend the City of Fresno for taking meaningful steps to promote housing affordability and choice while enhancing the quality of life for current and future residents. We urge you to adopt the Fresno Housing Streamlining Ordinance before you on Thursday, May 1, 2025

Sincerely,


/ Tyrone Roderick Williams
CEO Fresno Housing

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Ministerial Slam
Date: Saturday, April 26, 2025 4:42:24 PM

External Email: Use caution with links and attachments

Via E-mail [REDACTED] April 26, 2025

William D. Stevens



Re: City of Fresno
Planning and Development Department
Text Amend. App No. P24-00794
Mitigated Neg. Dec. SCH No. 2024110662

Attention: Ms. Adrienne Asadoorian-Gilbert

This is an Addendum to the former email as noted above, dated March 3, 2025, and copied below. I will add comments to the Addendum that will be highlighted in **BOLD**. Please distribute to the City Council Members.

5:30 P.M. (CONTINUED TO MAY 1, 2025, AT 5:30 P.M.)

ID 25-472

Sponsors: City of Fresno Consideration of Text Amendment Application No. P24-00794 and related Environmental Finding for Environmental Assessment No. P24-00794, amending Sections 15-1302, 15-4907, 15-5102, 15-6702, 15-6802 of the Fresno Municipal Code, repealing Section 15-1106 of the Fresno Municipal Code, and establishing Section 15-2742.5 of the Fresno Municipal Code, to permit ministerial approval of housing projects.

1. ADOPTION of Mitigated Negative Declaration Sch No. 2024110662 for Text Amendment Application No. P24-00794.

2. BILL (for introduction), amending Sections 15-1302, 15-4907, 15-5102, 15-6702, 15-6802 of the Fresno Municipal Code, repealing Section 15-1106 of the Fresno Municipal Code, and establishing Section 15-2742.5 of the Fresno Municipal Code, to permit ministerial approval of housing projects in the following instances as noted below:

Please note former letter below this amendment.

a. Ministerial approval of office to dwelling conversions in the Office zone district; and; **This will be a complete change in land use as designated on the Official General Plan Land Use and Circulation Map.**

b. Ministerial approval of multi-unit residential development in the RM-1, RM-2, and the RM-3 zone districts on parcels within one-half mile of an existing bus stop; and; **The City can place a Bus Stop at will. Note NE corner of Barstow and Van Ness. Bus stop sign placed on a formal Stop Sign.**

c. Ministerial approval of multi-unit residential uses in the NMX, CMX, RMX, CMS and CR zone districts on parcels within the City's Infill Priority Area; and; **This will be a complete change in land use as designated on the Official General Plan Land Use and Circulation Map.**

d. Ministerial approval of new multi-unit residential development in the Office zone district. **This will be a complete change in land use as designated on the Official General Plan Land Use and Circulation Map.**

Via E-mail [REDACTED] March 03, 2025

William D. Stevens
[REDACTED]

Re: City of Fresno
Planning and Development Department
Text Amend. App No. P24-00794
Mitigated Neg. Dec. SCH No. 2024110662

Attention: Ms. Adrienne Asadoorian-Gilbert

This is a pure and simple power play on the part of the City of Fresno. The premise is

to give ministerial approval power to deviate from existing land uses supported by zoning districts with minimal to no knowledge of said change by the Community. The Planning Director's total disrespect to the Communities Representatives is reflected in her "word salad" explanations and examples. We do not need more DEI (Director's Empowerment Initiatives) in the Planning Department. Let us outline the players involved in the power play and keep it simple:

1. Community Servants paid by taxes (Mayor to Trash Collector).
2. Community Land Owners are the Taxpayers (Rentals, Owners, Landlords).
3. City Council (People in place to represent the Community Land Owners).

Setting:

1. Caterer
2. Host
3. Party Coordinator

The Host hires a Party Coordinator to coordinate all aspects of the Party to the Host's best interests. The Host hires a Caterer to provide all nourishment based on the Host's desire, as stated in the Contract (City Zoning and Land Use Plan).

The Host agrees to the Contract, signs it and asks the Party Coordinator to oversee the Contract to make sure it is followed through.

To make a long story shorter: the Caterer decides to do a CHANGE UP on the food and services that are nowhere close to what is in the Contract.

This CHANGE UP is supposedly based on outside influence (State Government, Developers and Friends) and is not his fault. He is now asking the Coordinator to revise the signed Contract. The Caterer is saying that they will not service the Contract AS IS.

The Host of the Party is saying "NO to the revisions to the Contract." They are paying for the Contract AS IS. It is the duty of the Party Coordinator to say "NO TO THE REVISIONS." The Caterer will service the Contract AS IS on behalf of the Host. The power play by the Caterer will not happen.

I respectfully request that the City Council DENY the power play by the City of Fresno on behalf of the people who pay their wages.

Sincerely,

William D. Stevens

1972 Bachelor of Architecture

1979 Registered Architect, California
1981 NCARB Certificate

Please confirm receipt by return e-mail.

From: [REDACTED]
To: [REDACTED]
Subject: Support for Fresno Housing Streamlining Ordinance (Development Code Text Amendment No. P24-00794)
Date: Wednesday, April 30, 2025 10:24:33 AM
Attachments: [City Of Fresno Housing Support Letter 4.2025.pdf](#)

External Email: Use caution with links and attachments

Dear Fresno City Clerk,

Please include the attached letter of support from Highway City Community Development, Inc. for the Fresno Housing Streamlining Ordinance (Development Code Text Amendment No. P24-00794) in the City Council agenda packet for this item's public hearing now scheduled for May 1, 2025.

Thank you.

--

April Henry

Executive Director/CEO


Highway City Community Development, Inc - a local, place-based nonprofit

Teague Community Resource Center - a "HUB" of resources, services & events for our community! [REDACTED]

[REDACTED]
Information: [REDACTED] or find us on Facebook

Helping People Help Themselves

"A failure's only a fail when you don't take the lesson and learn from it..."



April 28, 2024

Fresno City Council
2600 Fresno Street Fresno, CA 93721

Attn: Fresno City Clerk's Office at clerk@fresno.gov

Subject: Support for Fresno Housing Streamlining Ordinance (Development Code Text Amendment No. P24-00794)

Dear Members of the Fresno City Council,

On behalf of *Highway City Community Development, Inc.*, I am writing to convey our support for the **Fresno Housing Streamlining Ordinance (Development Code Text Amendment No. P24-00794)**. As a community-based organization rooted in the heart of West Fresno, we witness daily the urgent need for more accessible, affordable, and diverse housing options for families across our city.

This ordinance represents a practical and forward-looking solution to many of the longstanding housing challenges we face. By modernizing and simplifying the development process, it lays the groundwork for building smarter—not just more. We're especially encouraged by the ordinance's alignment with both state mandates and the City's own Housing Element goals, offering a clear pathway toward greater housing equity. Key highlights that stand out to us include:


- **Unlocking underused office spaces** for residential conversions, with the potential to create nearly 2,700 new homes.
- **Prioritizing transit-oriented development**, which not only supports sustainability but increases access to opportunity, especially for communities historically underserved.
- **Accelerating infill housing** in mixed-use zones, which adds vibrancy to neighborhoods and helps preserve open space.
- **Reimagining land use in office-zoned areas** to allow thousands of new residential units—reflecting a more adaptive, needs-based use of our built environment.

We're also pleased to see thoughtful attention paid to traffic and community safety measures for larger developments, which speaks to the ordinance's balanced approach.

At Highway City Community Development, we are committed to creating stable, thriving neighborhoods where families can put down roots and plan for their futures. This ordinance moves Fresno toward that vision by breaking down outdated barriers to housing while keeping community interests at the forefront.

We urge you to support and adopt the Fresno Housing Streamlining Ordinance when it comes before you on **May 1, 2025**. Our communities cannot afford further delay—this is the kind of leadership and innovation Fresno needs right now.

Warmly,



April Henry, Executive Director/CEO
Highway City Community Development, Inc & Teague Community Resource Center

HCCD is a local, placed based 501c3 nonprofit. Tax ID 77-0459711



From: [REDACTED]
To: [REDACTED]
Subject: FW: letter of support for the Housing ordinance.
Date: Wednesday, April 30, 2025 12:35:05 PM
Attachments: [Letter of Support for Housing Ordinance.docx.pdf](#)

From: Esther Carver [REDACTED]
Sent: Wednesday, April 30, 2025 12:33 PM
To: Laura Rios [REDACTED]; Miguel Arias [REDACTED] Annalisa Perea [REDACTED]
Subject: letter of support for the Housing ordinance.

External Email: Use caution with links and attachments

Hello!

Please see letter attached for the (Development Code
Text Amendment No. P24-00794)

Esther Carver
Executive Director



[REDACTED]
[REDACTED] Fresno CA 93701

Learn more about our work: [Wilderness Program](#) and [Homeownership](#)

April 30, 2024

Fresno City Council
2600 Fresno Street
Fresno, CA 93721

Subject: Support for Fresno Housing Streamlining Ordinance (Development Code Text Amendment No. P24-00794)

Dear Members of the Fresno City Council,

On behalf of Lowell CDC I am writing to express our support for the proposed Fresno Housing Streamlining Ordinance, also known as Development Code Text Amendment No. P24-00794. This forward-thinking initiative is a crucial step toward addressing Fresno's pressing housing needs and improving the efficiency and accessibility of housing development throughout our city. It encourages housing development in areas that already have vital city infrastructure, access to transportation and close to jobs and built communities.

The ordinance offers a strategic, equitable approach to increasing housing availability by streamlining the development process for a diverse range of housing types. While we are especially encouraged by the ordinance's key components, we are also concerned that these changes alone are not enough. These changes will most deeply affect communities in the north of Fresno while doing very little to focus development in downtown and in existing older neighborhoods. We encourage housing development across Fresno to serve a wide variety of household sizes and affordability needs. *We encourage the City to further create opportunities for approving office and commercial conversions that maybe zoned NMX to residential as well.*

These provisions align with the broader goal of promoting equitable, affordable, and sustainable housing for all Fresno residents. We also commend the ordinance's thoughtful *inclusion of traffic and community safety measures for larger projects*, as well as its potential to foster economic revitalization and social inclusivity.

Thank you for taking meaningful steps to promote housing affordability and choice while enhancing the quality of life for current and future residents. We urge you to adopt the Fresno Housing Streamlining Ordinance before you on April 24, 2024.

Sincerely,

Esther Carver

Executive Director, Lowell Community Development Corporation.