

CONSIDERATION OF

TEXT AMENDMENT APPLICATION NO. P20-00460 AND THE RELATED ENVIRONMENTAL FINDING FOR ENVIRONMENTAL ASSESSMENT

Actions related to Text Amendment Application No. P20-00460 and related Environmental Finding for Environmental Assessment No. P20-00460, to modify zoning and use regulations for Lodging-to-Dwelling uses within the City of Fresno

*City Council Hearing
August 20, 2020*

BACKGROUND

The proposed Text Amendment was initiated by the Fresno City Council along with the Non-Transient Motel Inspection Program. The Motel Inspection Program authorized inspection of all rental units to ensure compliance with minimum health and safety standards.

The proposed Text Amendment would provide pre-2020 hotel and motel owners the option to convert to multi-family residential to accommodate non-transient residents along with the requirement to bring their hotel or motel into compliance with all current State Codes.

SUMMARY OF TEXT AMENDMENT

Provides for a Conditional Use Permit application process for owners of hotels and motels that were constructed and operational prior to January 1, 2020 to convert an existing lodging use to a residential use to accommodate non-transients residents, with the requirements that the applicant bring their building into compliance with all applicable State codes.

Individual projects will be subject to discretionary review of a Conditional Use permit that will be subject to California Environmental Quality Act (CEQA).

Streamlines and clarifies the requirements of a conversion and makes the use conditionally permitted in districts which previously did not permit residential uses.

Common-use kitchen space requirements which would require minimum kitchen facilities including a sink, food preparation counter, storage cabinets, and permanent cooking facilities.

Legal Non-Conforming Structure and Site Features to permit hotels and motels lawfully constructed prior to the adoption of the current Municipal Code repair, maintain, and replace structures and site features of Eligible Hotels.

Addresses Fresno City Council Resolution 2019-206 and ensures minimum health and safety standards for non-transient residents.

STAFF RECOMMENDATION

1. **ADOPT Environmental Assessment No. P20-00460, dated May 15, 2020, that Text Amendment Application No. P20-00460 is exempt from the California Environmental Quality Act (CEQA) pursuant to the common sense exemption that it can be seen with certainty that there is no possibility that the proposed Text Amendment may have a significant effect on the environment pursuant to CEQA Guidelines Section 15061(b)(3).**
2. **BILL (For introduction) - Adding Section 15-2737.5 to the Fresno Municipal Code, relating to Lodging-to-Dwelling conversion requirements; amending Table 15-1102 relating to use regulations for Mixed-Use Districts; amending Table 15-1202 relating to land use regulations for Commercial Districts; amending Table 15-1302 relating to land use regulations for Employment Districts; and amending Table 15-1502 relating to use regulations for Downtown Districts and amending Section 15-6702 relating to definitions for residential use classifications related to Text Amendment Application No. P20-00460, to modify zoning and use regulations for Lodging-to-Dwelling uses within the City of Fresno.**