

City Council Regular Meeting

June 12, 2025

FRESNO CITY COUNCIL



Public Comment Packet

ITEM(S)

2-HH (ID 25-767) 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

Item(s)

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:

To:

Cc:

Subject:

Fresno City Council Agenda 6/12/2025 Consent Items 2-HH and 2-BBB

Date:

Tuesday, June 10, 2025 10:34:19 AM

Attachments:

[SPOA comment TA No. P24-00794 2 2.pdf](#)

External Email: Use caution with links and attachments

Please confirm receipt of this email.

Thank you for your consideration,

Sue Williams, for the Sunnyside Property Owners Association

Sunnyside Property Owners Association
Serving Southeast Fresno for over 80 Years
June 9, 2025

Honorable Mike Karbassi, President
Mayor Jerry Dyer, and
Fresno City Councilmembers
2600 Fresno Street [REDACTED]
Fresno, CA 93721

By email to: clerk@fresno.gov

RE: City Council Meeting 6/12/2025
Consent Calendar Agenda Items 2-HH and 2-BBB

The Board of Directors of the Sunnyside Property Owners Association offers the following comments regarding **Text Amendment Application No. P24-007** allowing ministerial approval of: office to dwelling conversions, new multi-unit development in the Office Zone District, multi-unit development within one-half mile of an existing bus stop and in Mixed-Use Districts within the city's Infill Priority Areas.

Although the office to dwelling provision is new, this will be the second attempt to waive public participation for high-density uses in Mixed-Use Zone Districts within Infill Priority Areas, **where the number of units and parking will be determined by developers, not by a set density standard, parking to unit ratio or proximity to schools.**

Currently all development permits are reviewed by Council District Committees, giving the public a voice and a connection between constituents and their elected representatives. The Director, as Review Authority, can *add conditions, modify, deny or refer the application to the Planning Commission, when in their opinion the public would be better served.* **Ministerial review removes these protections.**

*This text amendment requires a streamlined review process for **all multi-family** in-office districts, next to bus stops, and in mixed-use districts within Infill Priority Areas. However, **Resolution ID 25-853 only requires notification to council members for office to residential.*** This companion resolution does nothing to justify the change to ministerial review or safeguard due process as it only restates municipal code policy for those who request notification. The Director still has ten days from the date of action to mail or electronically submit the Notice of Action; leaving just five days for council to contact constituents, hold meetings and determine cause of action.

We are encouraged by council members' comments regarding the benefit of neighborhood meetings, the impact when uses change and the inability to successfully litigate an appeal when a developer has followed all requirements for streamlined review. "One Fresno" deserves better development standards with more safeguards that foster an open dialogue with residents and elected representatives, not less.

While we recognize the city's commitment to the One Fresno Housing Strategy and the interest in regaining Pro-housing Designation, it is important to note that **the ministerial portion of this text amendment is unnecessary to fulfill either of these obligations.**

We urge denial of this text amendment and respectfully request that council deny the adoption of the ministerial review for all residential in Office Districts, next to transit and in Infill Priority Areas.

Respectfully,

Sue Williams, Corresponding Secretary

From: [REDACTED]
To: [REDACTED]
Subject: Objection to Text Amendment P-2400794 set for 6/12/25. ID25-767. 2.HH
Date: Wednesday, June 11, 2025 8:12:18 AM

External Email: Use caution with links and attachments

I am objecting to this proposal as it is yet another measure that will reduce local control over building in the various parts of the city. This proposal would effectively eliminate the input from neighboring properties on the parcels deemed eligible by this proposal.

It is clear in the text of the code that public notice and input will be extensively eliminated.

The attempt to shift public notice to the city council person's office is a weak attempt to get the public to give up their rights. The 5 days notice to appeal is ridiculously short and should be 15 days at a minimum.

Just in my neighborhood there are parcels that have been requested for rezone to build housing. The neighbors have raised their objections due to lack of infrastructures in the area. There is currently litigation over one development. This proposal could effectively overturn the decision from the Project Review Committee, the Planning Commission, and the City Council.

The Planning Department never considers the impact on the surrounding properties in making their determinations. By allowing housing development on property zoned office invites a multitude of problems with traffic, parking, and public safety.

I ask the council to remember the section concerning vacant office spaces was not in the original plan until a prominent local developer asked it be added. Clearly it is not needed to meet the Housing Element needs or the planning department would have included it in the original draft.

By allowing vacant office lots to be developed it means that the vacant office buildings will never be converted since it would be more costly to do so. Vacant office buildings have the potential to become a blight on a neighborhood.

I question the need for this plan of action. It has been said we need it to get State funds. That is a foolish reason as the State has no money to give. Even if it ever did, Fresno is so far down the list in Sacramento that we can't ever count on it. Case in point is the \$200,000 our Mayor proudly proclaimed was headed our way for downtown improvements and has since dried up.

This amendment will only benefit developers who can now avoid public scrutiny of their projects and push through projects without any accountability.

I think it is also important to note that no supporting letters were submitted until there had been 2 months of continuances by the City and a proposal letter circulated to various activists groups by someone in City government.

I would ask that this proposal be denied in total, or at least remove the properties on Herndon between Marks and Milburn from the list of properties eligible for this action.

Thank you for your consideration.

Dennis Nard.

Sent from my iPad

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: SUPPORT: ID 25-767 – Text Amendment Application No. P24-00794 – Ministerial Approval
Date: Wednesday, June 11, 2025 11:25:34 AM
Attachments: [6.10.25 - INVEST Fresno - Ministerial Approval - Support Letter.pdf](#)

External Email: Use caution with links and attachments

On behalf of INVEST Fresno, please see the attached letter expressing our support for Text Amendment P24-00794, related to ministerial approvals of various residential housing projects.

Ministerial approvals are a practical, common-sense solution to ensure that various projects can move forward efficiently and timely, without unnecessary delays that drive up costs and limit supply.

Please don't hesitate to reach out with any questions.

Thank you,

--

Ben Granholm
Executive Director
INVEST Fresno
www.INVESTFresnoCA.com

June 10, 2025

Mike Karbassi, President
City Council
City of Fresno
2600 Fresno Street, [REDACTED]
Fresno, CA 93721
clerk@fresno.gov

Submitted Electronically

RE: SUPPORT: ID 25-767 – Text Amendment Application No. P24-00794 – Ministerial Approval

Dear Council President Karbassi and Members of the City Council:

On behalf of INVEST Fresno, a coalition of residents, businesses, and community organizations committed to building a diverse and sustainable economy in Fresno, to express our support for Text Amendment P24-00794 – ministerial approval for office-to-dwelling conversions in the office zone, housing near bus stops in multi-family zones, infill residential development in mixed-use zones, and new residential in office zones.

As detailed in the City’s Housing Element, it is estimated that Fresno needs to add roughly 37,000 new housing units by 2031 to keep up with the demand of a growing population. With Fresno’s prime location and growing workforce, we must shape Fresno into a city where housing availability keeps pace with demand, reduces costs, and strengthens neighborhoods.

Ministerial approvals are a practical, common-sense solution to ensure that various projects can move forward efficiently and timely, without unnecessary delays that drive up costs and limit supply. It is important to note projects that undergo a ministerial approval process must still comply with all applicable state and local development standards and meet all zoning, building, and environmental regulations.

But this isn’t just about policy, it’s about people. Rising rents and home prices affect everyone. When housing is out of reach, so is opportunity, making it harder for workers, students, and seniors to find stable, affordable places to live. Particularly in recent years, slow-moving red tape processes have created significant barriers to Fresno’s growth. The implementation of a ministerial approval process will serve as a step toward building a stronger, more inclusive Fresno,

where families can afford to put down roots, invest in their future, and grow in the city we all love.

We have made real progress in increasing housing production and expanding opportunity, but that momentum is not guaranteed. Delays and uncertainty in the approval process only make it harder and more expensive to build the homes Fresno families need, and if we do not act, families will be forced to leave. We cannot afford to lose our workforce, our small business owners, and our next generation of leaders to neighboring cities that are moving faster to meet housing demand.

The path forward is clear: Fresno must embrace policies that accelerate residential development and ensure that future generations can build their futures right here at home. Ministerial approvals are a vital part of this strategy, giving homebuilders the confidence to invest while ensuring new housing meets Fresno's high standards for design, sustainability, and community benefit.

Additionally, to bolster our local economy, we encourage the City to extend ministerial approvals to job-creation projects, including industrial uses. Similar policies for both small and large-scale projects in neighboring communities are crippling Fresno's natural competitive advantage. Just as we might remove barriers to housing production, the growth of both existing and new businesses and industries is critical for local residents – providing good-paying jobs close to home, sustaining Fresno's working families, and bolstering our economic vitality.

We appreciate your time and consideration and respectfully urge the Council to approve Text Amendment Application No. P24-00794. By doing so, Fresno is taking a positive step toward creating a thriving, affordable, and economically resilient city that supports families, strengthens neighborhoods, and secures Fresno's future for generations to come.

Sincerely,



Ben Grannholm
Executive Director



Ethan Smith
Chairman

cc: Jerry Dyer, Mayor
Georgianne White, City Manager
Councilmembers, City of Fresno