



RESOLUTION NO. 2023-064

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, INITIATING A TEXT AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF FRESNO PURSUANT TO FRESNO MUNICIPAL CODE SECTION 15-5803-A(1) RELATING TO PERMITTING RESIDENTIAL CONVERSIONS IN THE OFFICE ZONE DISTRICT, ALLOWING MINISTERIAL APPROVAL OF OFFICE-TO-RESIDENTIAL CONVERSIONS, AND ALLOWING MINISTERIAL APPROVAL OF HOUSING NEAR BUS STOPS AND IN ZONE DISTRICTS THAT ALLOW MIXED-USE

WHEREAS, the changing dynamics of office work has reduced demand for office space, leaving many existing offices vacant and available for conversion to other uses; and

WHEREAS, the City of Fresno is experiencing a housing shortage and needs more safe, quality, and affordable housing options; and

WHEREAS, housing near bus stops allows residents access to an affordable and environmentally sustainable transportation option; and

WHEREAS, Zone Districts that allow mixed-use (CMS, CR, NMX, CMX, and RMX) are strategically zoned to provide both housing and commercial near transit, promoting the development of complete neighborhoods; and

WHEREAS, on December 3, 2015, the Council of the City of Fresno, (Council) voted to adopt Ordinance Bill No. B-43, adding Chapter 15 to the Fresno Municipal Code, which is a comprehensive update to the City's Zoning Ordinance and is referred to as the "Citywide Development Code"; and



WHEREAS, Fresno Municipal Code section 15-5803-A(1) authorizes the Council to initiate an amendment to the text of the Citywide Development Code by adopting a Resolution of Initiation; and

WHEREAS, the Council desires to amend the Citywide Development Code relating to permitting conversion of office buildings in the Office Zone District to residential uses and allowing ministerial approval of such conversions as well as allowing ministerial approval of housing near bus stops and in Zone Districts that allow mixed-use.

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

1. Pursuant to Fresno Municipal Code section 15-5803-A(1), the Council initiates the necessary proceedings to amend the City of Fresno's Zoning Ordinance relating to permitting conversion of office buildings in the Office Zone District to residential uses and allowing ministerial approval of such conversions, allowing ministerial approval of housing near bus stops and in Zone Districts that allow mixed-use, and sending notices of such ministerial approvals to neighbors and Councilmembers.

2. The Council further directs staff to prepare an environmental assessment pursuant to the requirements of the California Environmental Quality Act (CEQA), bring the Text Amendment before the Airport Land Use Commission for consideration upon completion of environmental review, before the Planning Commission for consideration following review by the Airport Land Use Commission, and before the City Council for consideration following the review by the Planning Commission.

3. This resolution shall be effective upon final approval.



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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 30th day of March, 2023.

AYES : Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld, Esparza
NOES : None
ABSENT : None
ABSTAIN : None

TODD STERMER, CMC
City Clerk

By: Buana Pama 4/15/2023
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: [Signature] 4/15/23
Mary Raterman-Doidge Date
Senior Deputy City Attorney