

FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13887

The Fresno City Planning Commission, at its regular meeting on March 5, 2025, adopted the following Resolution relating to Text Amendment Application No. P24-00794 to permit ministerial approval of 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.

WHEREAS, in April 2022, the Mayor prepared and presented the One Fresno Housing Strategy, which called for provisions to permit housing in non-residential districts Citywide; and

WHEREAS, in November 2022, the City received a Prohousing Designation from the California Department of Housing and Community Development which included a commitment to amend the Development Code to permit housing in non-residential districts; and

WHEREAS, on March 30, 2023, the City Council approved Resolution No. 2023-064 which instructed staff to prepare a Text Amendment to the Development Code to address the changing dynamic of office work, Citywide housing shortages and permit housing in non-residential districts.

WHEREAS, the 2023-2031 Housing Element, adopted by the City Council in December 2024 and certified by the California Department of Housing and Community Development in 2025, includes a program which requires amending the Development Code to allow higher density housing in high and relatively high resource areas, including allowing residential development in the Office zone district; and

WHEREAS, City staff analyzed the Fresno Municipal Code to amend Sections 15-1302, 15-4907, 15-6702 and 15-6802, establish Section 15-2742.5 and repeal Section 15-1106 to permit ministerial approval of the following: 1) office to dwelling conversions in the Office zone district, 2) Multi-unit residential development in the RM-1, RM-2 and RM-3 zone districts on parcels within one-half mile of an existing bus stop, 3) multi-unit residential uses in the NMX, CMX, RMX, CMS and CR zone districts on parcels within the City's Infill Priority Area and 4) new multi-unit residential development in the Office zone district; and

WHEREAS, in accordance with the California Environmental Quality Act, a Mitigated Negative Declaration (MND) was prepared by the City to consider potential impacts associated with the implementation of the proposed Text Amendment and to provide mitigation measures that would reduce impacts to less than significant levels; the Draft MND was released for a 30-day public review period beginning on November 20, 2024 and ending on December 20, 2024; and

WHEREAS, City staff presented the proposed Text Amendment to all available Council District Project Review Committees and Fresno County Airport Land Use Commission; and,

