

Regular Council Meeting

May 22, 2025

FRESNO CITY COUNCIL



Public Comment Packet

CITY OF FRESNO
CITY CLERK'S OFFICE

2025 MAY 21 A 11: 59

RECEIVED

ITEM(S)

5:30 P.M. (ID 25-642)

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: FW: Contact District 3 Form submitted on City of Fresno
Date: Tuesday, May 20, 2025 8:23:55 AM

From: Carl Nichols [REDACTED]
Sent: Monday, May 19, 2025 8:22 PM
To: District3 [REDACTED]
Subject: Contact District 3 Form submitted on City of Fresno

External Email: Use caution with links and attachments

First Name	Carl
Last Name	Nichols
Address	[REDACTED]
Email	[REDACTED]
Phone Number	[REDACTED]
Subject	Text Amendment Application P24-00794 and Mitigated Negative Declaration (SCH NO. 2024110662)
Message	<p>Dear Councilman, We urge you and the City Council to vote NO to approving the Text Amendment Application P24-00794 and Mitigated Negative Declaration (SCH NO. 2024110662) in Thursday's meeting and to abide by the wishes of the Planning Commission. This amendment and the negative declaration will BYPASS THE WILL OF THE PEOPLE, and will not allow THE PEOPLE the opportunity to oppose unwanted development in their neighborhoods. Please do NOT APPROVE this proposal.</p> <p>Best regards Carl Nichols, Fresno</p>
IP Address	[REDACTED]
User-Agent (Browser/OS)	[REDACTED]
Referrer	https://www.fresno.gov/citycouncil/district-3/

From: 
To:
Cc:
Subject: SUPPORT: ID 25-642 – Text Amendment Application No. P24-00794 – Ministerial Approval
Date: Monday, May 19, 2025 3:02:23 PM
Attachments: [5.21.25 - 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

May 21, 2025

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

Submitted Electronically

RE: SUPPORT: ID 25-642 – 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.

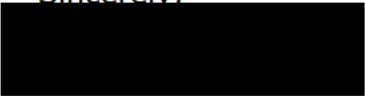
We have made real progress in increasing housing production and expanding opportunity, but that momentum is not guaranteed. Delays and uncertainty in the approval process only make it harder and more expensive to build the homes Fresno families need, and if we do not act, families will be forced to leave. 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 Granholm
Executive Director



Ethan Smith
Chairman

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