

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13896**

The Fresno City Planning Commission, at its regular meeting on May 21, 2025, adopted the following resolution relating to Environmental Assessment and Development Code Text Amendment Application No. P25-00996:

WHEREAS, Environmental Assessment and Development Code Text Amendment Application No. P25-00996, consisting of an environmental finding that the project is exempt from the California Environmental Quality Act (CEQA) and a text amendment to Chapter 15 of the Fresno Municipal Code that proposes to update multiple sections of the Code to a) allow tiny homes on wheels as primary units, b) change the phrase "single-family" to "single-unit" and "multi-family" to "multi-unit," c) update design regulations for manufactured housing used as primary units, d) clarify where agricultural labor housing is permitted, e) update regulations and terminology for accessory dwelling units, and f) lower the minimum density for the RM-MH zone district; and

WHEREAS, the Citywide Development Code implements the General Plan by regulating land use within Fresno's City Limits; and

WHEREAS, City staff presented the Application to all available District Project Review Committees; and

WHEREAS, it was determined by Fresno County Airport Land Use Commission staff that the Application did not require a hearing by the Airport Land Use Commission; and

WHEREAS, the Planning Commission hearing on the Application was duly noticed by publication in the *Fresno Bee* on April 30, 2025, the newspaper of greatest local circulation; and

WHEREAS, on May 21, 2025, the Fresno Planning Commission conducted a public hearing to consider Environmental Assessment and Development Code Text Amendment Application No. P25-00996 and provided the opportunity for consideration of testimony from the Planning & Development Department and the public; and

WHEREAS, during the meeting, there were no community members who spoke for or against the Application;

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon the testimony and information presented at the hearing, finds as follows:

1. The Commission finds, in accordance with its own judgment, that the environmental assessment is appropriate as Development Code Text Amendment Application No. P25-00996 is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3) commonsense exemption as the project will not increase the intensity or density of development beyond what is already permitted, nor add new uses that were previously not permitted, and therefore will not impact the environment; and
2. The Commission finds, in accordance with its own judgement, that the adoption of Environmental Assessment and Development Code Text Amendment Application No. P25-00996 is in the best interest of the City and that it is consistent with the goals and

policies of the Fresno General Plan, the Fresno County Airport Land Use Compatibility Plan, and the Fresno Municipal Code.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council approval of Development Code Text Amendment Application No. P25-00996 (inclusive of the errata), and adoption of the related Environmental Assessment.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Bray, seconded by Commissioner Criner.

VOTING: Ayes - Bray (Vice Chair), Criner, Calandra, Diaz, and Vang (Chair)

Noes - None

Not Voting - None

Absent – Lyday and Shergill

DATED: May 21, 2025



JENNIFER CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13896  
Development Code Text Amendment No. P25-00996  
Environmental Assessment No. P25-00996  
Action: Recommend Approval by the City Council

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13897**

The Fresno City Planning Commission, at its regular meeting on May 21, 2025, adopted the following resolution relating to General Plan Text Amendment No. P25-00996:

WHEREAS, General Plan Text Amendment No. P25-00996, consisting of an amendment to Chapter 3, Table 3-1 of the Fresno General Plan to add a footnote stating that the RM-MH minimum density is eight dwelling units per acre; and

WHEREAS, City staff presented the proposed Amendment to all available District Project Review Committees; and

WHEREAS, it was determined by Fresno County Airport Land Use Commission staff that the Amendment did not require a hearing by the Airport Land Use Commission; and

WHEREAS, the Planning Commission hearing on General Plan Text Amendment No. P25-00996 was duly noticed by publication in the *Fresno Bee* on April 30, 2025, the newspaper of greatest local circulation; and

WHEREAS, on May 21, 2025, the Fresno Planning Commission conducted a public hearing to consider General Plan Text Amendment No. P25-00996 and provided the opportunity for consideration of testimony from the Planning & Development Department and the public; and

WHEREAS, during the meeting, there were no community members who spoke for or against the Amendment;

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon the testimony and information presented at the hearing, finds as follows:

1. The Commission finds, in accordance with its own judgement, that the adoption of General Plan Text Amendment No. P25-00996 is in the best interest of the City and that it is consistent with the goals and policies of the Fresno General Plan, the Fresno County Airport Land Use Compatibility Plan, and the Fresno Municipal Code.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council approval of General Plan Text Amendment No. P25-00996.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Bray, seconded by Commissioner Criner.

VOTING: Ayes - Bray (Vice Chair), Criner, Calandra, Diaz, and Vang (Chair)

Noes - None

Not Voting - None

Absent – Lyday and Shergill

DATED: May 21, 2025

Planning Commission Resolution No. 13897  
General Plan Text Amendment No. P25-09966  
May 21, 2025  
Page 2



---

JENNIFER CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13897  
General Plan Text Amendment No. P25-00996  
Action: Recommend Approval by the City Council