

Chapter 6

Program 2: Residential Densities on Identified Sites

Government Code §65863 states that no jurisdiction shall “reduce, or require, or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, or allow development at a lower residential density” than projected for sites identified in the Housing Element sites inventory unless the jurisdiction makes written findings that the reduction is consistent with the General Plan, and that the remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction’s need.

The Housing Element includes two distinct residential land inventories:

- 2013-2023 (current Housing Element cycle)
- 2008-2013 (previous Housing Element cycle “rollover”)

The inventories are presented in this Element separately to facilitate tracking of sites throughout the planning period and due to the different criteria each inventory must address under housing element law.

The City of Fresno will evaluate residential development proposals for consistency with goals and policies of the General Plan and both (2008-2013 and 2013-2023) Housing Element Sites Inventories, and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA. So long as the residential sites inventory continues to exceed the City’s RHNA as set forth in Program 1, the City shall make the necessary written findings regarding the reduction’s consistency with the General Plan. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA, the City shall, within 180 days of approving the proposed reduction, consider an amendment to the Housing Element in order to restore capacity to the sites inventory, before acting on a density reduction. Sites selected to restore capacity to the inventory shall provide equivalent capacity, be of an equivalent size, and provide appropriate density relative to the site subject to the density reduction in order to qualify as a sufficient replacement site. If a site requires a rezone in order to be counted as a replacement site in the sites inventory, the rezone application shall be processed concurrently with the Housing Element amendment. As part of this process, the City will encourage and support the expansion of affordable housing opportunities that prevent the concentration of single-family and multifamily dwelling units affordable to low- and moderate-income households and will consider concentration of affordable housing when selecting replacement sites for the inventory.

A Housing Element amendment would only be required in the case that the housing sites inventories were at risk of dropping below the RHNA, and is not required for individual projects that do not match the sites inventory assumptions exactly, as long as the findings indicated in §65863 can be made.

The City will monitor both sites inventories to ensure maintenance of adequate sites and specifically to evaluate whether development on identified sites is occurring as expected related to development types, densities, and quantities. Monitoring of the percentage of affordable units on large sites will be processed pursuant to Program 16.

Responsibility: Development and Resources Management Department Planning Division

Funding Source: General Fund

Timeframe/Objective: Ongoing implementation: as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and the RHNA obligations. Establish procedure for the review process by April 2017. If, at any time within the Housing Element planning period, the findings indicated in §65863 cannot be made, the City shall within 180 days approve a Housing Element amendment to identify adequate sites to meet the RHNA prior to approval of any density reduction. If a rezone is required to restore sites to the inventory, it shall be processed concurrently with a Housing Element amendment. As part of the Annual Review process, monitor and evaluate development on identified sites in both inventories (2008-2013 and 2013-2023). If Development Permit approvals reduce the 2008-2013 sites inventory such that it no longer meets the 2008-2013 RHNA, the City shall approve an amendment to the Housing Element to identify adequate sites to meet the 2008-2013 RHNA within 180 days, in keeping with the requirements of §65863.prior to approving additional Development Permits.

TABLE B-1 SITES INVENTORY (2013-2023 RHNA)

Number	Site Type	APN	Zone Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Estimated Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
1	Vacant	46605514	DTN	Downtown Neighborhood	Downtown Neighborhood	0.17	NA	NA	108	18	Very Low/Low	Vacant	Downtown	No	No
2	Underutilized	46608103	DTN	Downtown Neighborhood	Downtown Neighborhood	0.17	NA	NA	108	18	Very Low/Low	Parking lot	Downtown	No	No
3	Underutilized	46614201	DTN	Downtown Neighborhood	Downtown Neighborhood	0.17	NA	NA	108	19	Very Low/Low	Parking lot	Downtown	No	No
4	Underutilized	46614202	DTN	Downtown Neighborhood	Downtown Neighborhood	0.17	NA	NA	108	19	Very Low/Low	Parking lot	Downtown	No	No
5	Vacant	46614209	DTN	Downtown Neighborhood	Downtown Neighborhood	0.34	NA	NA	108	37	Very Low/Low	Vacant	Downtown	No	No
6	Underutilized	46620654	DTC	Downtown Core	Downtown Core	0.69	NA	NA	270	186	Very Low/Low	Parking lot	Downtown	No	No
7	Underutilized	46621522T	DTC	Downtown Core	Downtown Core	2.34	NA	NA	270	631	Very Low/Low	Parking lot	Downtown	No	No
8	Vacant	467050135T	DTN	Downtown Neighborhood	Downtown Neighborhood	1.47	NA	NA	108	158	Very Low/Low	Vacant	Downtown	No	No
9	Underutilized	467050175	DTN	Downtown Neighborhood	Downtown Neighborhood	1.62	NA	NA	108	175	Very Low/Low	Parking lot	Downtown	No	No
10	Vacant	46706124T	DTN	Downtown Neighborhood	Downtown Neighborhood	0.34	NA	NA	108	36	Very Low/Low	Vacant	Downtown	No	No
11	Underutilized	46706203T	DTN	Downtown Neighborhood	Downtown Neighborhood	0.26	NA	NA	108	28	Very Low/Low	Parking lot	Downtown	No	No
12	Vacant	46706211T	DTN	Downtown Neighborhood	Downtown Neighborhood	0.26	NA	NA	108	28	Very Low/Low	Vacant	Downtown	No	No
13	Underutilized	46707410T	DTN	Downtown Neighborhood	Downtown Neighborhood	0.35	NA	NA	108	37	Very Low/Low	Parking lot	Downtown	No	No
14	Underutilized	46708118	DTN	Downtown Neighborhood	Downtown Neighborhood	0.69	NA	NA	108	75	Very Low/Low	Older vacant industrial building	Downtown	No	No
15	Vacant	46708119T	DTN	Downtown Neighborhood	Downtown Neighborhood	0.34	NA	NA	108	37	Very Low/Low	Vacant	Downtown	No	No
16	Underutilized	46710304	DTN	Downtown Neighborhood	Downtown Neighborhood	0.26	NA	NA	108	28	Very Low/Low	Older vacant commercial building	Downtown	No	No
17	Vacant	46816101	DTG	Downtown General	Downtown General	0.34	NA	NA	180	62	Very Low/Low	Vacant	Downtown	No	No
18	Underutilized	46822624	DTG	Downtown General	Downtown General	0.34	NA	NA	180	62	Very Low/Low	Parking lot	Downtown	No	No
19	Underutilized	46826519	DTN	Downtown Neighborhood	Downtown Neighborhood	1.10	NA	NA	108	119	Very Low/Low	Parking lot	Downtown	No	No
20	Underutilized	46828223T	DTC	Downtown Core	Downtown Core	0.60	NA	NA	270	161	Very Low/Low	Parking lot	Downtown	No	No
21	Underutilized	46829204	DTN	Downtown Neighborhood	Downtown Neighborhood	0.34	NA	NA	108	36	Very Low/Low	Older vacant commercial building	Downtown	No	No
22	Vacant	46829503	DTN	Downtown Neighborhood	Downtown Neighborhood	0.26	NA	NA	108	28	Very Low/Low	Vacant	Downtown	No	No
23	Vacant	46829506	DTN	Downtown Neighborhood	Downtown Neighborhood	0.62	NA	NA	108	67	Very Low/Low	Vacant	Downtown	No	No
24	Vacant	46829507	DTN	Downtown Neighborhood	Downtown Neighborhood	0.17	NA	NA	108	19	Very Low/Low	Vacant	Downtown	No	No
25	Underutilized	46829609	DTN	Downtown Neighborhood	Downtown Neighborhood	0.34	NA	NA	108	37	Very Low/Low	Older vacant industrial building	Downtown	No	No
26	Underutilized	46829610	DTN	Downtown Neighborhood	Downtown Neighborhood	0.97	NA	NA	108	105	Very Low/Low	Older vacant industrial building	Downtown	No	No
27	Vacant	46504038ST	DTC	Downtown Core	Downtown Core	2.98	NA	NA	270	805	Very Low/Low	Vacant	Downtown	No	No
28	Underutilized	46618315	DTN	Downtown Neighborhood	Downtown Neighborhood	0.42	NA	NA	108	45	Very Low/Low	Older office building and parking lot	Downtown	No	No
29	Underutilized	46504037ST	DTC	Downtown Core	Downtown Core	2.31	NA	NA	270	623	Very Low/Low	Parking lot	Downtown	No	No
30	Vacant	46703040ST	DTC	Downtown Core	Downtown Core	0.80	NA	NA	270	215	Very Low/Low	Vacant	Downtown	No	No
31	Underutilized	46703039ST	DTC	Downtown Core	Downtown Core	2.25	NA	NA	270	606	Very Low/Low	Parking lot	Downtown	No	No
32	Vacant	46704030ST	DTN	Downtown Neighborhood	Downtown Neighborhood	0.28	NA	NA	108	30	Very Low/Low	Vacant	Downtown	No	No
33	Underutilized	46704020S	DTC	Downtown Core	Downtown Core	4.39	NA	NA	270	1185	Very Low/Low	Parking lot	Downtown	No	No
34	Underutilized	46704022S	DTC	Downtown Core	Downtown Core	0.65	NA	NA	270	176	Very Low/Low	Parking lot	Downtown	No	No
35	Underutilized	46829115	DTN	Downtown Neighborhood	Downtown Neighborhood	0.26	NA	NA	108	28	Very Low/Low	Parking lot	Downtown	No	No
36	Underutilized	46829116	DTN	Downtown Neighborhood	Downtown Neighborhood	0.52	NA	NA	108	56	Very Low/Low	Older car lot	Downtown	No	No
37	Underutilized	46829406	DTN	Downtown Neighborhood	Downtown Neighborhood	0.51	NA	NA	108	56	Very Low/Low	Parking lot	Downtown	No	No
38	Underutilized	46825204	DTG	Downtown General	Downtown General	0.69	NA	NA	180	124	Very Low/Low	Motel and parking lot	Downtown	No	No
39	Underutilized	46825316	DTG	Downtown General	Downtown General	0.52	NA	NA	180	93	Very Low/Low	Parking lot	Downtown	No	No
40	Underutilized	46825601	DTG	Downtown General	Downtown General	0.43	NA	NA	180	77	Very Low/Low	Parking lot	Downtown	No	No
41	Underutilized	46826404	DTG	Downtown General	Downtown General	0.26	NA	NA	180	47	Very Low/Low	Older commercial building	Downtown	No	No
42	Underutilized	46826413S	DTG	Downtown General	Downtown General	0.60	NA	NA	180	109	Very Low/Low	Parking lot	Downtown	No	No
43	Underutilized	46826414	DTG	Downtown General	Downtown General	0.52	NA	NA	180	93	Very Low/Low	Parking lot	Downtown	No	No
44	Underutilized	46818230	DTG	Downtown General	Downtown General	1.15	NA	NA	180	207	Very Low/Low	Parking lot	Downtown	No	No
45	Underutilized	46818518	DTG	Downtown General	Downtown General	0.58	NA	NA	180	104	Very Low/Low	Parking lot	Downtown	No	No
46	Underutilized	46818520	DTG	Downtown General	Downtown General	0.58	NA	NA	180	105	Very Low/Low	Parking lot	Downtown	No	No
47	Underutilized	46840054T	DTG	Downtown General	Downtown General	2.87	NA	NA	180	516	Very Low/Low	Parking lot	Downtown	No	No
48	Underutilized	46608313T	DTN	Downtown Neighborhood	Downtown Neighborhood	0.43	NA	NA	108	46	Very Low/Low	Parking lot	Downtown	No	No
49	Underutilized	46608319T	DTN	Downtown Neighborhood	Downtown Neighborhood	0.43	NA	NA	108	46	Very Low/Low	Parking lot	Downtown	No	No
50	Underutilized	46610520	DTN	Downtown Neighborhood	Downtown Neighborhood	0.82	NA	NA	108	89	Very Low/Low	Parking lot	Downtown	No	No
51	Underutilized	46610522	DTN	Downtown Neighborhood	Downtown Neighborhood	0.18	NA	NA	108	20	Very Low/Low	Parking lot	Downtown	No	No
52	Underutilized	46610523	DTN	Downtown Neighborhood	Downtown Neighborhood	0.18	NA	NA	108	20	Very Low/Low	Parking lot	Downtown	No	No
53	Underutilized	46610524	DTN	Downtown Neighborhood	Downtown Neighborhood	0.55	NA	NA	108	60	Very Low/Low	Parking lot	Downtown	No	No

54	Underutilized	46610525	DTN	Downtown Neighborhood	Downtown Neighborhood	0.92	NA	NA	108	99	Very Low/Low	Parking lot	Downtown	No	No
55	Underutilized	46611401	DTN	Downtown Neighborhood	Downtown Neighborhood	0.35	NA	NA	108	37	Very Low/Low	Parking lot	Downtown	No	No
56	Underutilized	46611411	DTN	Downtown Neighborhood	Downtown Neighborhood	0.34	NA	NA	108	37	Very Low/Low	Parking lot	Downtown	No	No
57	Underutilized	46611414	DTN	Downtown Neighborhood	Downtown Neighborhood	0.68	NA	NA	108	73	Very Low/Low	Parking lot	Downtown	No	No
58	Underutilized	46614403	DTN	Downtown Neighborhood	Downtown Neighborhood	0.60	NA	NA	108	65	Very Low/Low	Parking lot	Downtown	No	No
59	Underutilized	46615103	DTN	Downtown Neighborhood	Downtown Neighborhood	0.17	NA	NA	108	19	Very Low/Low	Parking lot	Downtown	No	No
60	Underutilized	46615104	DTN	Downtown Neighborhood	Downtown Neighborhood	0.17	NA	NA	108	19	Very Low/Low	Parking lot	Downtown	No	No
61	Underutilized	46619204	DTN	Downtown Neighborhood	Downtown Neighborhood	0.16	NA	NA	108	17	Very Low/Low	Parking lot	Downtown	No	No
62	Underutilized	46619205	DTN	Downtown Neighborhood	Downtown Neighborhood	0.24	NA	NA	108	26	Very Low/Low	Parking lot	Downtown	No	No
63	Underutilized	46619206	DTN	Downtown Neighborhood	Downtown Neighborhood	0.16	NA	NA	108	17	Very Low/Low	Older vacant commercial building	Downtown	No	No
64	Underutilized	46619207	DTN	Downtown Neighborhood	Downtown Neighborhood	0.16	NA	NA	108	17	Very Low/Low	Parking lot	Downtown	No	No
65	Underutilized	46619210	DTN	Downtown Neighborhood	Downtown Neighborhood	0.27	NA	NA	108	29	Very Low/Low	Older commercial building	Downtown	No	No
66	Underutilized	46619211	DTN	Downtown Neighborhood	Downtown Neighborhood	0.29	NA	NA	108	31	Very Low/Low	Parking lot	Downtown	No	No
67	Underutilized	46620107	DTN	Downtown Neighborhood	Downtown Neighborhood	0.16	NA	NA	108	17	Very Low/Low	Parking lot	Downtown	No	No
68	Underutilized	46620108	DTN	Downtown Neighborhood	Downtown Neighborhood	0.16	NA	NA	108	17	Very Low/Low	Parking lot	Downtown	No	No
69	Underutilized	46620112	DTN	Downtown Neighborhood	Downtown Neighborhood	0.48	NA	NA	108	52	Very Low/Low	Parking lot	Downtown	No	No
70	Underutilized	46620114	DTN	Downtown Neighborhood	Downtown Neighborhood	0.48	NA	NA	108	52	Very Low/Low	Parking lot	Downtown	No	No
71	Underutilized	46615114	DTC	Downtown Core	Downtown Core	0.69	NA	NA	270	186	Very Low/Low	Parking lot	Downtown	No	No
72	Underutilized	46611416	DTN	Downtown Neighborhood	Downtown Neighborhood	0.37	NA	NA	108	40	Very Low/Low	Parking lot	Downtown	No	No
73	Underutilized	46614408	DTN	Downtown Neighborhood	Downtown Neighborhood	0.38	NA	NA	108	41	Very Low/Low	Parking lot	Downtown	No	No
74	Underutilized	46619409	DTN	Downtown Neighborhood	Downtown Neighborhood	0.17	NA	NA	108	19	Very Low/Low	Parking lot	Downtown	No	No
75	Underutilized	46619410	DTN	Downtown Neighborhood	Downtown Neighborhood	0.17	NA	NA	108	19	Very Low/Low	Parking lot	Downtown	No	No
76	Underutilized	46604123	DTN	Downtown Neighborhood	Downtown Neighborhood	0.75	NA	NA	108	81	Very Low/Low	Parking lot	Downtown	No	No
77	Underutilized	46604125	DTN	Downtown Neighborhood	Downtown Neighborhood	0.36	NA	NA	108	39	Very Low/Low	Parking lot	Downtown	No	No
78	Vacant	46604201	DTN- AH	Downtown Neighborhood - Apartment Overlay	Downtown Neighborhood	0.36	NA	NA	54	19	Very Low/Low	Vacant	Downtown	No	No
79	Underutilized	46606610U	DTN	Downtown Neighborhood	Downtown Neighborhood	0.28	NA	NA	108	30	Very Low/Low	Parking lot	Downtown	No	No
80	Underutilized	46606611S	DTN	Downtown Neighborhood	Downtown Neighborhood	1.10	NA	NA	108	119	Very Low/Low	Parking lot	Downtown	No	No
81	Vacant	46605607	DTG	Downtown General	Downtown General	0.21	NA	NA	180	37	Very Low/Low	Vacant	Downtown	No	No
82	Underutilized	46605619	DTG	Downtown General	Downtown General	0.35	NA	NA	180	62	Very Low/Low	Parking lot	Downtown	No	No
83	Vacant	46605512	DTN	Downtown Neighborhood	Downtown Neighborhood	0.17	NA	NA	108	18	Very Low/Low	Vacant	Downtown	No	No
84	Vacant	46605513	DTN	Downtown Neighborhood	Downtown Neighborhood	0.17	NA	NA	108	18	Very Low/Low	Vacant	Downtown	No	No
85	Underutilized	46607529	DTN	Downtown Neighborhood	Downtown Neighborhood	0.78	NA	NA	108	84	Very Low/Low	Older vacant commercial building and parking lot	Downtown	No	No
86	Vacant	46707305T	DTN	Downtown Neighborhood	Downtown Neighborhood	0.09	NA	NA	108	9	Very Low/Low	Vacant	Downtown	No	No
87	Vacant	46707306T	DTN	Downtown Neighborhood	Downtown Neighborhood	0.18	NA	NA	108	19	Very Low/Low	Vacant	Downtown	No	No
88	Vacant	46707307T	DTN	Downtown Neighborhood	Downtown Neighborhood	0.28	NA	NA	108	30	Very Low/Low	Vacant	Downtown	No	No
89	Vacant	46708116T	DTN	Downtown Neighborhood	Downtown Neighborhood	0.35	NA	NA	108	38	Very Low/Low	Vacant	Downtown	No	No
90	Vacant	46608104	DTN	Downtown Neighborhood	Downtown Neighborhood	0.17	NA	NA	108	18	Very Low/Low	Vacant	Downtown	No	No
91	Vacant	46706123T	DTN	Downtown Neighborhood	Downtown Neighborhood	0.12	NA	NA	108	13	Very Low/Low	Vacant	Downtown	No	No

Total Potential Units Calculation:
of floors allowed by the zoning x 18⁺ x lot acres
*Based on the past decade of Downtown housing construction, which has averaged 18 units per acre per floor
Floors Allowed Per Zoning District:
DTN-AH: 3 floors
DTN: 6 floors
DTG: 10 floors
DTC: 15 floors