



Legislation Details (With Text)

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Title: ***BILL NO. B-57 - (Intro. 10/25/2018) (For adoption) - Adding California Building Code Chapter 12 to Section 11-102 of the Fresno Municipal Code relating to amendments to the California Building Code regarding efficiency units. (Subject to Mayor's veto)

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Ordinance Bill.pdf

Date	Ver.	Action By	Action	Result
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REPORT TO THE CITY COUNCIL

November 8, 2018

FROM: JENNIFER K. CLARK, Director
Development and Resource Management Department

BY: MIKE SANCHEZ, Assistant Director
Development and Resource Management Department

SUBJECT:

***BILL NO. B-57 - (Intro. 10/25/2018) (For adoption) - Adding California Building Code Chapter 12 to Section 11-102 of the Fresno Municipal Code relating to amendments to the California Building Code regarding efficiency units. (Subject to Mayor's veto)

RECOMMENDATIONS:

Adoption of Ordinance Bill adopting findings related to California Building Code Chapter 12 to Section 11-102 of the Fresno Municipal Code relating to amendments to the California Building Code regarding efficiency units..

EXECUTIVE SUMMARY:

There exist numerous older buildings, many of which have been designated as historic within the city limits, especially in the Downtown Core Area. There have been several private interests in developing these taller, architecturally significant structures. The City of Fresno's General Plan, Downtown Community Plan, Fulton Corridor Specific Plan and Development Code all contain policies and standards that promote the reuse of these buildings.

In efforts to implement these policies there will be a need to amend Section 11-102 of the Municipal Code to be consistent with the City Development Code. More specifically, it is recommended that the addition of CBC Chapter 12 to Section 11-102 of the Fresno Municipal Code to reference Section 1208.4 of the California Building Code regarding efficiency units be approved. The proposed amendment will reduce the minimum square footage from 220 square feet to 150 square feet in a single room occupancy unit (Efficiency Unit).

BACKGROUND:

There exist numerous older buildings, many of which have been designated as historic within the city limits, especially in the Downtown Core Area. There have been several private interests in developing these taller, architecturally significant structures. The City of Fresno's General Plan, Downtown Community Plan, Fulton Corridor Specific Plan and Development Code all contain policies and standards that promote the reuse of these buildings.

In efforts to implement these policies there will be a need to amend Section 11-102 of the Municipal Code to be consistent with the City Development Code. More specifically, it is recommended that the addition of CBC Chapter 12 to Section 11-102 of the Fresno Municipal Code to reference Section 1208.4 of the California Building Code regarding efficiency units be approved. The proposed amendment will reduce the minimum square footage from 220 square feet to 150 square feet in a single room occupancy unit (Efficiency Unit).

The proposed modification to Section 1208.4 of the California Building Code decreasing the minimum square footage of a living room area from 220 square feet to 150 square feet in a single room occupancy unit (Efficiency Unit) is reasonably necessary because of local climatic, geological, or topographical conditions. The local architectural conditions of existing buildings and recent General Plan, Downtown Community Plan, Fulton Corridor Specific Plan and Development Code policies and regulations that promote rehabilitation and active reuse of such buildings make it reasonably necessary to adopt this amendment to the California Building Code.

ENVIRONMENTAL FINDINGS:

This is not a project for the purposes of CEQA, pursuant to CEQA guidelines Section 15378.

LOCAL PREFERENCES:

Local preference was not implemented because this item is an amendment to an existing ordinance.

FISCAL IMPACT:

No additional General Fund appropriations are required for this ordinance.

Attachment:

Ordinance Bill