



Legislation Details (With Text)

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Title: BILL - (For introduction) - Amending Article 22 of Chapter 12 of the Fresno Municipal Code, relating to At-Risk Development.

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Article 22 Chapter 12 Chapter 12 of the Fresno Municipal Code

Date	Ver.	Action By	Action	Result
4/21/2022	1	City Council	APPROVED	Pass

REPORT TO THE CITY COUNCIL

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Planning and Development Department

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SUBJECT

BILL - (For introduction) - Amending Article 22 of Chapter 12 of the Fresno Municipal Code, relating to At-Risk Development.

RECOMMENDATION

Staff recommends the City Council adopt an amendment to Chapter 12, Article 22 of the Fresno Municipal Code related to At-Risk Development.

EXECUTIVE SUMMARY

The Planning and Development Department seeks to amend the language of Chapter 12, Article 22 of the Fresno Municipal Code to clarify the scope of work that can be completed with an At-Risk Permit. The changes will protect the loss of historic resources and reduce impacts to project timelines and cost by providing clear guidance on when and how At Risk permits are issued.

BACKGROUND

The At-Risk Ordinance, 2018-17, was adopted on June 28, 2018.

Since adoption, processes have been streamlined to ensure a timely response to building plan review and permit applications. Plan review timelines have been reduced significantly allowing development to proceed expeditiously however, the implementation of the At Risk Ordinance has identified situations which could cause project delays and cost over-runs as well as loss of historic resources. To improve and enhance the existing ordinance, the following changes are included in this bill:

- Shall not apply to properties designated as Historic Resources under the Fresno Municipal Code
- Progress to a full building permit must continue once an At Risk Permit has been issued
- Limits to scope of At Risk Permits will ensure additional requirements or costly changes will not impact the construction schedule

ENVIRONMENTAL FINDINGS

By the definition provided in the California Environmental Quality Act Guidelines Section 15378, this item does not qualify as a "project" for the purposes of the California Environmental Quality Act.

LOCAL PREFERENCE

Local preference is not applicable because this is not a bid or award of a contract.

FISCAL IMPACT

No funding impact.

Attachment:

Exhibit A - Amended Article 22 in Chapter 12 of the Fresno Municipal Code