RECEIVED
By Kari Camino at 4:15 pm, Mar 04, 2025

Planning Commission

March 4, 2025

Information Packet

ITEMS

File ID 25-245

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.

Contents of Supplement:

Supplemental Exhibit J – Materials Received from Public

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Commission 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 Planning Commission meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available online 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.

Ministerial approval is a type of administrative approval that involves little to no personal judgment. It's often used to grant permits for development projects.

How it works

- A ministerial approval is granted if a proposed project meets established standards
- If standards aren't met, staff may work with the applicant to help them meet them
- If standards can't be met, the applicant may need to seek discretionary approval

Examples of ministerial approval Some tree trimming and removal permits, Film permits, Zoning clearances, Building permits, and Grading permits.

Streamlined ministerial approval

- Some cities have streamlined ministerial approval processes to expedite the processing of certain projects
- For example, Los Angeles' Executive Directive 1 (ED 1) expedites the processing of affordable housing projects

- Ministerial function is when an authority has a duty to do something in a particular way
- Ministerial act is a non-discretionary permit, plan, or other document that's required to be issued or approved

RIVER PARK PROPERTIES III
Lance-Kashian & Company
265 E. River Park Circle, Suite 420
Fresno, California 93720
Phone (559) 438-4800 Facsimile (559) 438-4802

September 27, 2023 Via: Electronic Mail

Ms. Jennifer Clark, Director
City of Fresno, Development and Resource Management
2600 Fresno Street, Room 3043,
Fresno, CA 93721

Re: Proposal to Expand Development Code Amendment to Allow Multifamily Housing on Vacant Properties Planned and Zoned for Office Use

Dear Ms. Clark,

I hope all is good with you as we enter the beautiful Fall weather. It is my understanding that the Development and Resource Management department is initiating a Development Code amendment that would permit multifamily residential development on properties planned and zoned for office uses. As I understand, the amendment is intended to apply to existing vacant office buildings only, and its primary purpose is to increase the availability of much needed housing in our community.

I would respectfully request that you consider expanding this amendment to allow multifamily housing on vacant properties planned and zoned for office uses. As a longtime experienced commercial property developer, owner, and manager and because of progressively changing office work habits and ever improving off-site work technology, I am convinced the City has an overabundance of planned future office space. I sincerely believe this proposal will maximize the use of vacant land and better help the city achieve its General Plan infill and housing goals while significantly reducing vehicle trips and air pollution. We have developed a site plan for a seven-story residential project at the intersection of Friant Road and Fresno Street and I would very much like to meet and present it to you. We understand that our proposal could be viewed as too broad, given the hundreds of vacant acres planned for office use. However, I believe the amendment can be structured to achieve the outcomes described above.

Thank you for your consideration of this request.

Sincerely,

Salvador Gonzales
President

SG/lc

cc: Mr. Edward M. Kashian

Proposed Apartments Prospect and West Fir. P21-00989

July 17, 2021

We object to the arbitrary and quiet way that this parcel was re-zoned with absolutely no input from the neighborhood and no consideration for the very limited infrastructure available. This is in addition to a completely unworkable median and roundabout that was added to one of our main entrance and exit streets when the Wilson Development was built. The Valentine frontage road is nothing more than a country road with asphalt on it. It was never designed for high density and the existing neighborhoods have been cut off from using Prospect because of the unworkable design.

We object to any development over two stories. The entire neighborhood has nothing over two stories and there are very few, if any, apartments in Fresno over two stories. This small intersection cannot handle such high density.

We also object to the ingress and egress onto Prospect. If the City keeps the promise that was made when the park was built and moves the frontage road to connect with Beechwood , this intersection might become a useable feeder street to the school and the existing neighborhoods again. If 40 additional cars feed onto Prospect at peak times , it could back traffic up out onto Herndon. It could also interfere with public safety accessing the existing neighborhoods at peak times which is already a neighborhood concern.

We also object to anything less than two parking spaces per unit. There is absolutely NO STREET PARKING anywhere near these apartments. The City ran the Herndon Bike Lane through the neighborhood any they have posted No Parking signs throughout the immediate area. The existing original neighborhood is already impacted with traffic and parking issues as a result of the woefully inadequate parking that the city provided for Orchid Park. The 1.88 parking spaces includes guest parking , so that will not be adequate when the nearest street parking would be at the next intersection and that area is already overrun with traffic and parking issues when school is in session and during soccer season. Parking and traffic issues are complaints made by tenants of the apartment complex that this development is patterned after.

Lastly, we ask you to consider the fact that there are three other parcels along Herndon to be developed using the very limited infrastructure that is available. The unworkable intersection has transferred nearly all of the traffic that used to use Valentine/Prospect to Brawley. This has burdened many residential streets with heavy traffic during peak times. The original neighborhoods have had to keep making adjustments because of changes to the plans for the neighborhood which do not take into consideration the real life impacts. The quality of life for the original neighborhoods has already deteriorated. Please do not approve this Development as currently proposed.

Debbie Nard
[redacted]

October 7, 2021

Ms. Jennifer Clark
Director Planning & Development
2600 Fresno Street, Room 3065
Fresno, CA 93721

Dear Ms. Clark,

Our neighborhood representatives have been asking for a meeting concerning the Prospect and Fir intersection. There is a high-density project proposed (P21-00989) to ingress and egress off of Prospect, a street that was never designed to handle high density. The street has mostly been abandoned by the large original neighborhoods who used it for ingress and egress to Herndon. The planners I have talked to seemed surprised that to enter Herndon from the frontage road, you have to go the wrong way if there are already two cars or trucks in any of the lanes.

Entering Herndon from Valentine will not ever be possible if this high-density project has cars coming around the roundabout at peak times. The project should definitely not ingress and egress off of Prospect. All other development in this area ingresses and egresses off of Beechwood which runs into Fir, so to be consistent and take the pressure off of the very limited and inadequate infrastructure, the ingress and egress for this project and all future projects including P21-04099 should be either on Beechwood or Fir.

The neighborhood has been promised for years, starting when Orchid Park was built, that the frontage road would be moved to line up with Beechwood. This would be a more direct route in to and out of the existing neighborhood. Since we only have two direct streets to ingress and egress the existing neighborhoods and the school, we must be very aware of what happens on both Prospect and Brawley. The limited infrastructure must be considered. Brawley and Valentine are heavily taxed at peak times with school and office traffic.

We have been asking for a meeting to discuss this concern. We are aware that a traffic counter was placed on Valentine one day last week. As previously stated many times, existing neighborhoods have abandoned this intersection for the most part because it is dangerous. By the time we found out about the counter, it was gone. So, I don't know how accurate the information is. We would use the intersection if we could, but it does not work, is universally hated and is considered to be "an accident waiting to happen."

We have asked to have you come out and meet with our committee and view the traffic flow on Brawley and Prospect. We have had no response other than traffic does not usually go out and look at projects in person.

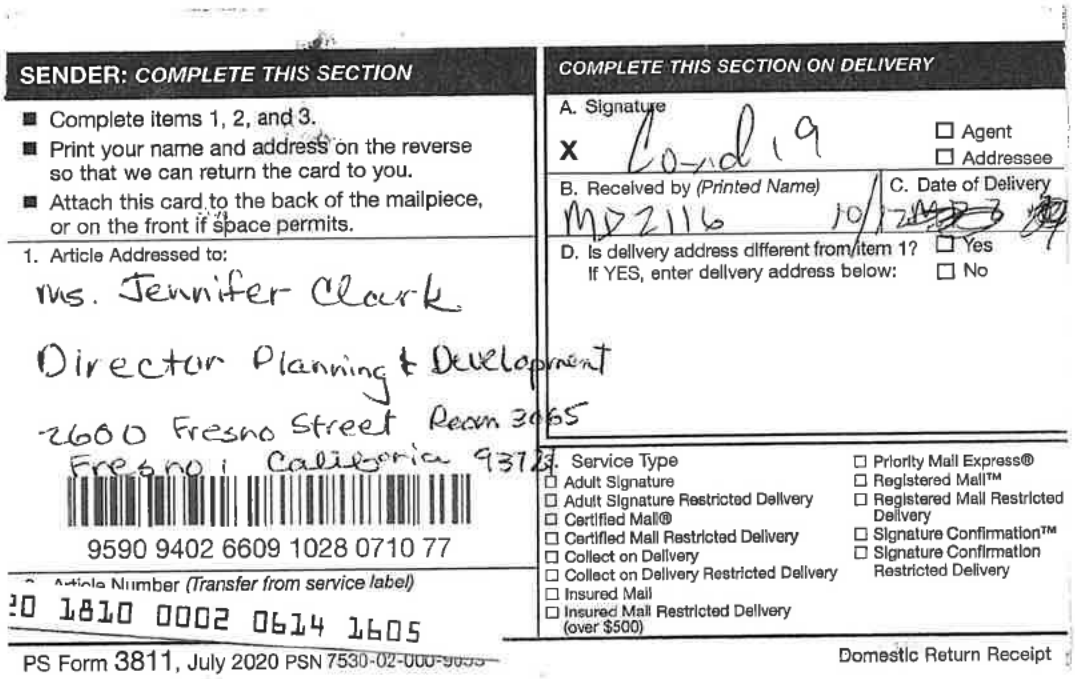
We want to see how this intersection is going to work, so we are respectfully requesting a meeting with you, Scott Mozier and Jill Gormley. It can be scheduled at City Hall at your convenience.

We would appreciate a reply to this letter within 30 days or we will be forced to take other action.

Sincerely,

Debbie Nard

[redacted]



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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Jennifer Clark
Director Planning & Development
2600 Fresno Street Room 3065
Fresno, California 93723

9590 9402 6609 1028 0710 77

2. Article Number *(Transfer from service label)*

20 1810 0002 0614 1605

PS Form 3811, July 2020 PSN 7530-02-000-9053

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X Covid 19

☐ Agent
☐ Addressee

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MD2116

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3. Service Type

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☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Debbie Nard
[redacted]

October 7, 2021

Ms. Jill Gormley
Traffic Engineering Manager
2600 Fresno Street, Room 2075
Fresno, CA 93721

Dear Ms. Gormley,

Our neighborhood representatives have been asking for a meeting concerning the Prospect and Fir intersection. There is a high-density project proposed (P21-00989) to ingress and egress off of Prospect, a street that was never designed to handle high density. The street has mostly been abandoned by the large original neighborhoods who used it for ingress and egress to Herndon. The planners I have talked to seemed surprised that to enter Herndon from the frontage road, you have to go the wrong way if there are already two cars or trucks in any of the lanes.

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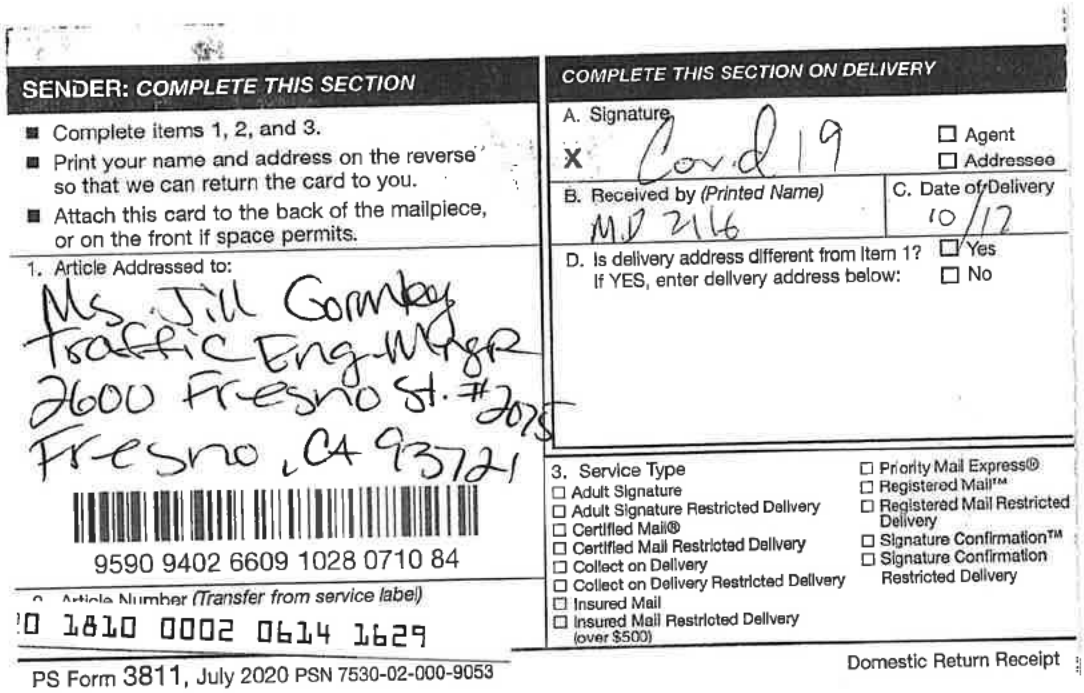
We want to see how this intersection is going to work, so we are respectfully requesting a meeting with you, Scott Mozier and Jennifer Clark. It can be scheduled at City Hall at your convenience.

We would appreciate a reply to this letter within 30 days or we will be forced to take other action.

Sincerely,

Debbie Nard

[redacted]



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1. Article Addressed to:

Ms. Jill Gormley
Traffic Eng. Mgr
2600 Fresno St. #2075
Fresno, CA 93721

9590 9402 6609 1028 0710 84

2. Article Number (Transfer from service label)
70 1810 0002 0614 1629

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☐ Addressee

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☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Debbie Nard
[redacted]

October 7, 2021

Mr. Scott Mozier, Director
Department of Public Works
2600 Fresno Street, Room 4016
Fresno, CA 93721

Dear Mr. Mozier,

Our neighborhood representatives have been asking for a meeting concerning the Prospect and Fir intersection. There is a high-density project proposed (P21-00989) to ingress and egress off of Prospect, a street that was never designed to handle high density. The street has mostly been abandoned by the large original neighborhoods who used it for ingress and egress to Herndon. The planners I have talked to seemed surprised that to enter Herndon from the frontage road, you have to go the wrong way if there are already two cars or trucks in any of the lanes.

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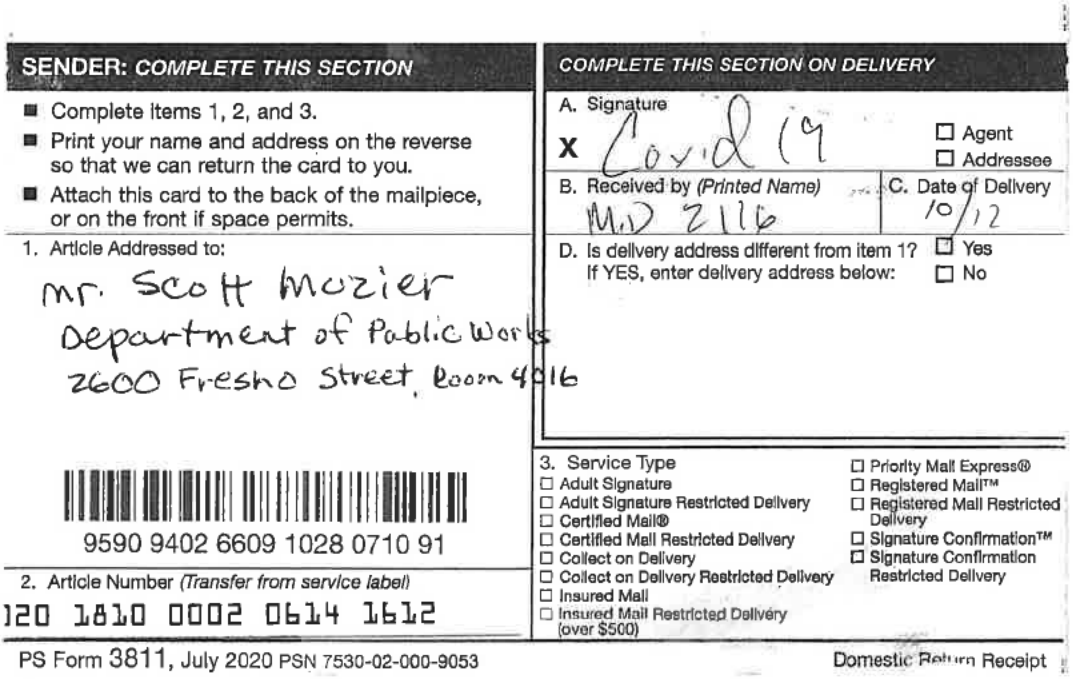
Sincerely,

Debbie Nard

[redacted]



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1. Article Addressed to:

mr. Scott Mozier
Department of Public Works
2600 Fresno Street, Room 4016

9590 9402 6609 1028 0710 91

2. Article Number *(Transfer from service label)*

7020 1810 0002 0614 1612

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X Covid 19 ☐ Agent ☐ Addressee

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- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

2 Main Service Roads Brawley Avenue & Marks Avenue to access San Joaquin Country Club Estates, San Joaquin Estates and Sierra Sky Park's neighborhood community

Prospect Avenue to Valentine Avenue you must complete a 360 turnaround at the roundabout and use the frontage road to Valentine

We are Unable to Attend the February 19, 2025 Planning Commission meeting. However, we would like to voice our objection to the Text Amendment Application No. P24-00794 and Mitigated Negative Declaration Sch. No. 2024110662. We respectfully ask that you remove the developed and undeveloped properties on Herndon Ave from Marks to Milburn from this Text Amendment Application No. P24-00794. We would also ask that these properties be exempted from Mitigated Negative Declaration Sch. No. 2024110662.

Signature	Print
[redacted]	[redacted]
Kathy Mock	Kathy Mock
Meredith Mock	Meredith Mock

Send your "Unable to Attend" Objection Signature Sheet to Supervising Planner Adrienne Asadoorian-Gilbert:

Adrienne.Asadoorian@fresno.gov
Cc: Fresno Planning Commission c/o: Adrienne.Asadoorian@fresno.gov
Cc: [redacted]

Before 4 p.m.
on
February 18th, 2025

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Signature	Print
Gwenith Coson	Gwenith Coson
Alison Waldo	Alison Waldo
Heather J	Heather Gann
Aiyanah G	Aiyanah Gann
for JG	Jerry Gann
	Gina Serpa
Angela Marioni	ANGELA MARIONI

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Adrienne.Asadoorian@fresno.gov
Cc: Fresno Planning Commission c/o: Adrienne.Asadoorian@fresno.gov
Cc: [redacted]

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Signature	Print
Audrey Peters	Audrey Peters
	Joshua Woods
	Tyler Peters
Elia Dusi	Elia Dusi

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Signature	Print
	Chu-Hang Sam Pan
	Julie Saylor
	James Saylor
	CHRIS TURNER

Send your "Unable to Attend" Objection Signature Sheet to Supervising Planner Adrienne Asadoorian-Gilbert:

Adrienne.Asadoorian@fresno.gov
Cc: Fresno Planning Commission c/o: Adrienne.Asadoorian@fresno.gov
Cc: [redacted]

Before 4 p.m.
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Signature	Print
	Mike Manson
	AARON EPPLERLY
	JAMES G PALMER.
	STEVEN HOWELL
Sue Garabedian	Sue Garabedian
	Jim Bohanon
Brenda Paz	Brenda Paz

Send your "Unable to Attend" Objection Signature Sheet to Supervising Planner Adrienne Asadoorian-Gilbert:

Adrienne.Asadoorian@fresno.gov
Cc: Fresno Planning Commission c/o: Adrienne.Asadoorian@fresno.gov
Cc: [redacted]

Before 4 p.m.
on
February 18th, 2025

Sunnyside Property Owners Association
Serving Sunnyside for 75 Years

February 28, 2025

Adrienne Asadoorian-Gilbert
Supervising Planner
Long Range Planning & Development Department
City of Fresno
2600 Fresno Street
Fresno, CA 93721

ATT: Ms. Asadoorian-Gilbert

RE: Text Amendment Application No. P24-00794

The Board of Directors of the Sunnyside Property Owners Association offer the following comments on the above referenced Text Amendment Application allowing multi-family in the Office Zone District and **ministerial approval** of:

- Office to dwelling conversion within the Office Zone District
- New standalone multi-unit residential development in the Office District
- Multi-Unit Residential development within 1/2 mile of an existing bus stop
- Multi-Unit Residential uses in Mixed-Use Districts within the City's Infill Priority Area

This text amendment should be denied for a host of reasons: it replaces those office uses that are essential to neighborhoods, defaults to the greatest density allowed in Residential Multi-Family Zone Districts on vacant or underdeveloped parcels in the Office District, prevents the public from providing input for Multi-Family in Office Zone Districts, next to transit stops and Mixed Use Districts in the City's Priority Infill Area, *and contributes only a fraction of additional housing unit capacity that is neither necessary or required.*

While the Project could result in a buildout of 22,425 units over the next thirty years, **Office-to-Dwelling Conversions and New Residential Development on Office Parcels will *yield only 4,868* additional units**. **The other 17,557 units are currently allowable uses consistent with the General Plan land use designation and underlying zone district.** The Sixth Cycle Housing Element allocation for the City of Fresno is 37,000 new homes by 2031. The city has stated **that the inventory of property zoned or planned for residential development *already* provides sufficient capacity for the allocated number of homes, with a surplus of 6,800 units.**

This text amendment would allow ministerial approval of all multi-unit residential units in the Office District, within 1/2 miles of an existing bus stop and in mixed-use districts within the City's Infill Priority Area. *Ministerial approval not only* ***eliminates a hearing before the Planning Commission and City Council, but prevents all advisory and Project Review Committees from reviewing projects*** *as well. Most importantly, the most egregious aspect of replacing discretionary with ministerial review, for projects that have in some cases, no density cap or parking requirements,* ***is the inability for the public to provide comment on development proposals that impact their neighborhoods the most.***

The City's Mixed Use Text Amendment (MUTA), adopted by Council in 2022, removed the maximum density caps for multi-family in all mixed-use districts within the City's Priority Areas for Development, *raising the allowed density by 200 to 500%.* ***This amendment also proposed ministerial review, but the provision <u>was not included</u> in the final text*.**

That same year, the state adopted Assembly Bill 2097 which **prohibits a public agency from imposing *minimum parking requirements* on any residential, commercial or other development project located within one-half mile of a major transit stop.**

Collectively, these two actions resulted in open-ended density for multi-family development, absent parking when located next to a major transit stop, for all mixed use districts within the City's Infill Priority Areas.

<u>TA P24-00794 builds on the MUTA; adding multi-family development to Office Districts and allowing ministerial review for *all* multi-family units next to transit stops and the City's Infill Priority Areas.</u>

As defined by FMC Section 15-6704, an "office" use means offices of firms or organizations providing professional, executive, management, administrative or design services such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations. This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals including medical/ dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals. Further classifications of "office" use includes business and professional, medical, dental and walk-in clientele.

The Office District is often the most cohesive neighbor to single family residential zoning, providing a buffer from more intense commercial offerings and traffic on street classifications other than Local.

While the number of multi-family units on developed parcels in the Office District would be limited by the square footage of existing buildings, *new multi-family would default to the most intense density allowed per the City of Fresno's Development Code for Multi-Family Districts at 30-45 dwelling units per acre.* Introducing multi-family to the Office District, exposes existing neighborhoods to greatly disparate densities and much greater traffic. And if located next to a transit stop, could be developed without any parking.

While the Sunnyside area does not currently enjoy any Office District Zoning, despite the need for medical and dental facilities, we do have substantial acreage east of Clovis Avenue, north and south of Kings Canyon Road, that was rezoned to **Corridor Center Mixed Use** during the last General Plan Update. These developed, underdeveloped and vacant parcels are within the City's Priority Infill District adjacent to the City's Bus Rapid Transit "Q" Line. Per the Mixed Use Text Amendment already adopted by Council, *there is no limit to the number of multi-family units that could be developed (estimated at 50 du/A for purposes of the Mitigated Negative Declaration completed for this Project).* ***This will be the second attempt by the city to eliminate public input in the planning process.***

We urge the members of the Planning Commission and City Council to deny Text Amendment Application No. P24-00794. It is both unnecessary and an egregious misuse of power. Instead of eliminating the right to comment, the public should be encouraged to become a bigger part of the discussion through planning, advocacy and politics.

People have a right to influence what affects them. This amendment removes that right.

Respectfully,

Sue Williams

For the Board of Directors of the Sunnyside Property Owners Association

From: [redacted]
To: Adrienne Asadoorian
Cc: Mike Karbassi
Subject: FW:
Date: Sunday, March 2, 2025 3:48:00 PM

External Email: Use caution with links and attachments

Via E-mail Adrienne.Asadoorian@fresno.gov March 03, 2025

William D. Stevens
[redacted]

Re: City of Fresno
Planning and Development Department
Text Amend. App No. P24-00794
Mitigated Neg. Dec. SCH No. 2024110662

Attention: Ms. Adrienne Asadoorian-Gilbert

This is a pure and simple power play on the part of the City of Fresno. The premise is to give ministerial approval power to deviate from existing land uses supported by zoning districts with minimal to no knowledge of said change by the Community. Let us outline the players involved in the power play and keep it simple:

1. Community Servants paid by taxes (Mayor to Trash Collector).
2. Community Land Owners are the Taxpayers (Rentals, Owners, Landlords).
3. Planning Commission (People in place to represent the Community Land Owners).

Setting:

1. Caterer
2. Host
3. Party Coordinator

The Host hires a Party Coordinator to coordinate all aspects of the Party to the Host's best interests. The Host hires a Caterer to provide all nourishment based on the

Host's desire, as stated in the Contract (City Zoning and Land use plan).

The Host agrees to the Contract, signs it and asks the Party Coordinator to oversee the Contract to make sure it is followed through.

To make a long story shorter: the Caterer decides to do a CHANGE UP on the food and services that are nowhere close to what is in the Contract.

This CHANGE UP is supposedly based on outside influence (State Government, Developers and Friends) and is not his fault. He is now asking the Coordinator to revise the signed Contract. The Caterer is saying that they will not service the Contract AS IS.

The Host of the Party is saying "no to the revisions to the Contract." They are paying for the Contract AS IS. It is the duty of the Party Coordinator to say "NO TO THE REVISIONS." The Caterer will service the Contract AS IS on behalf of the Host. The power play by the Caterer will not happen.

I respectfully request that the Planning Commission DENY the power play by the City of Fresno on behalf of the people who pay their wages.

Sincerely,

William D. Stevens

1972 Bachelor of Architecure
1979 Registered Architect, California
1981 NCARB Certificate

Please confirm receipt by return e-mail.

We are Unable to Attend the February 19, 2025 Planning Commission meeting. However, we would like to voice our objection to the Text Amendment Application No. P24-00794 and Mitigated Negative Declaration Sch. No. 2024110662. We respectfully ask that you remove the developed and undeveloped properties on Herndon Ave from Marks to Milburn from this Text Amendment Application No. P24-00794. We would also ask that these properties be exempted from Mitigated Negative Declaration Sch. No. 2024110662.

Signature	Print	
	Alexander Manton	[redacted]
	Skyler Manton	[redacted]
	Dennis Lee	[redacted]
	SHELLEY FARRIS-LEE	[redacted]
Virgie Farris	VIRGIE FARRIS	[redacted]

Send your "Unable to Attend" Objection Signature Sheet to Supervising Planner Adrienne Asadoorian-Gilbert:

Adrienne.Asadoorian@fresno.gov
Cc: Fresno Planning Commission c/o: Adrienne.Asadoorian@fresno.gov
Cc: [redacted]

Before 4 p.m.
on
February 18th, 2025

INVEST FRESNO in Community. in Jobs. in Our Future.

INVESTFresnoCA.com

March 3, 2025

Peter Vang, Chairman
Planning Commission
City of Fresno
2600 Fresno Street, Room 3043
Fresno, CA 93721

Submitted Electronically

ATTN: Jennifer Clark, Planning Director
PublicCommentsPlanning@fresno.gov

RE: SUPPORT – Text Amendment Application No. P24-00794 – Ministerial Approval

Dear Chairman Vang, Commissioners, and Staff:

I write today 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 Planning Commission 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

cc: Jerry Dyer, Mayor
Georgeanne White, City Manager
Councilmembers, City of Fresno
Planning Commission, City of Fresno