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

City of FRESNO

ID 25-245

City of Fresno Planning Commission – March 5, 2025

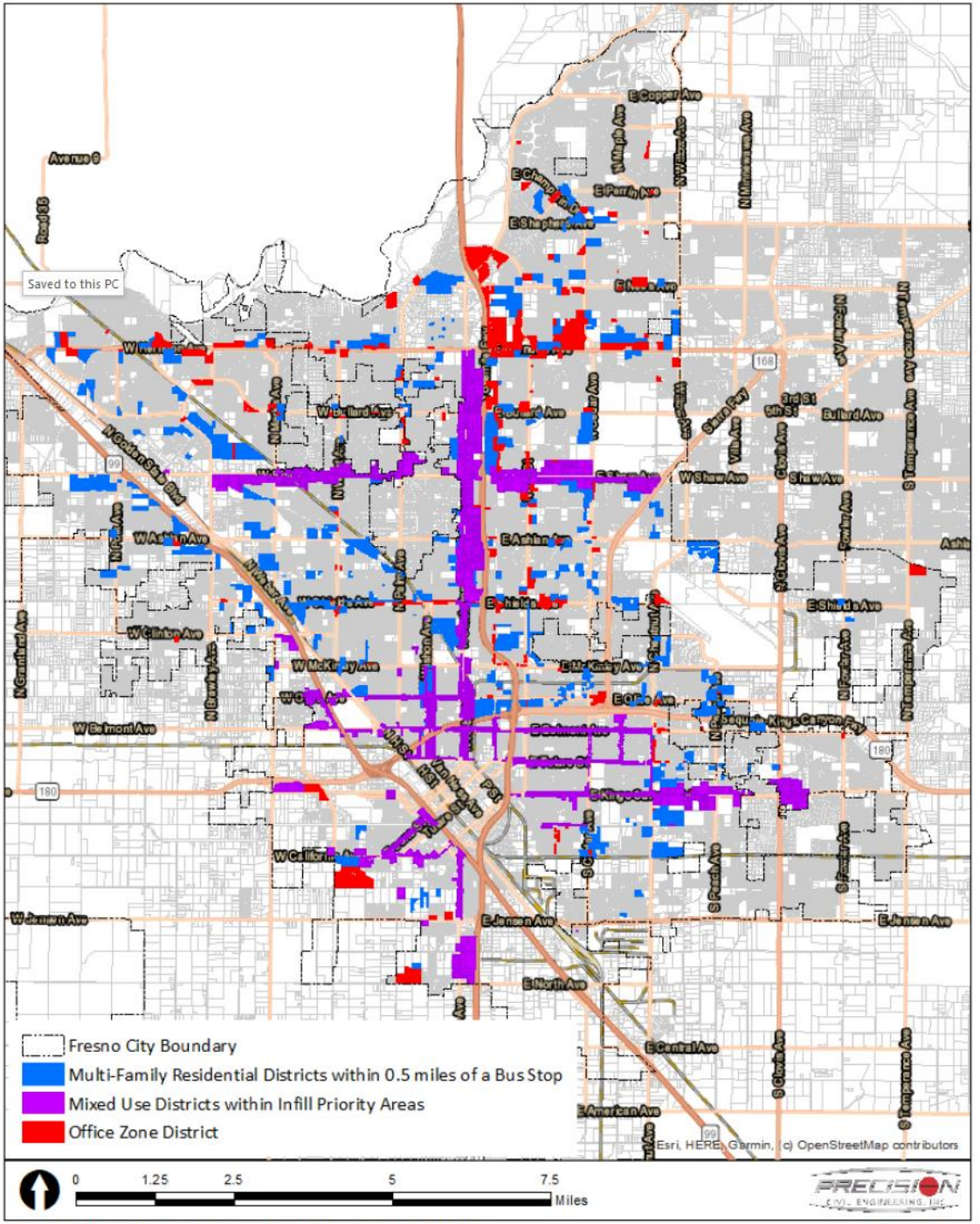
PURPOSE

- Prohousing Designation
  - City received designation from California Department of Housing and Community Development (HCD) in November 2022
  - Includes commitment to update Code to permit additional residential uses in non-residential districts
- City Council Resolution No. 2023-064
  - In 2023, Council instructed staff to prepare this Text Amendment to address changing dynamics of office work and Citywide housing shortages
- 2023-2031 Housing Element
  - Adopted by City Council and certified by HCD in 2025
  - Program 2 requires amending the zoning code to allow higher density housing in high and relatively high resource areas, including allowing residential development in the office zone district

TEXT AMENDMENT

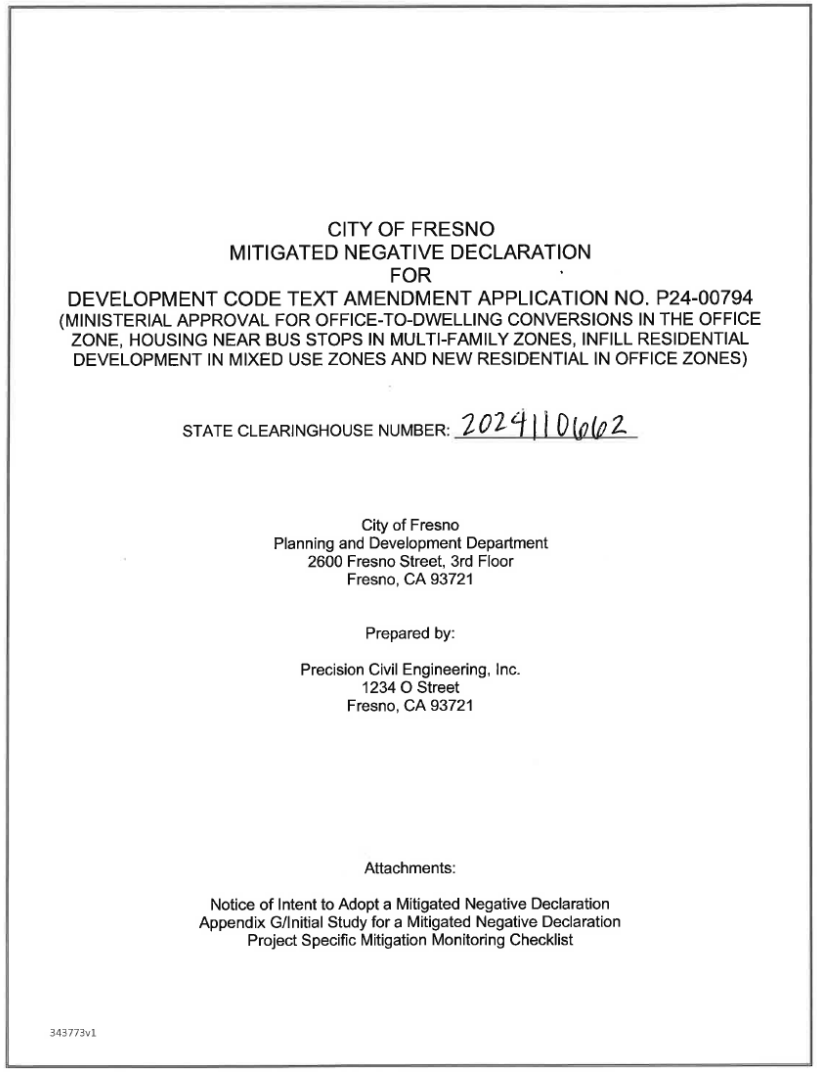
- Amends Fresno Municipal Code (FMC) Sections 15-1302, 15-4907, 15-5102, 15-6702 and 15-6802
- Establishes FMC Section 15-2742.5
- Repeals FMC Section 15-1106
- Text Amendment proposes:
  - Ministerial approval of office to dwelling conversions in the Office zone district
  - Ministerial approval of multi-unit residential development in the RM-1, RM-2, and RM-3 zone districts on parcels within one-half mile of an existing bus stop
  - Ministerial approval of multi-unit residential uses in the NMX, CMX, CMS and CR zone districts on parcels within the City's Infill Priority Area
  - Ministerial approval of new standalone multi-unit residential development in the Office zone district

MAP OF ELIGIBLE SITES



ENVIRONMENTAL ANALYSIS

- Mitigated Negative Declaration (MND) prepared to analyze potential environmental impacts
- 22,425 dwelling unit capacity citywide
- Public Comment Period: November 20 – December 20, 2024



CITY OF FRESNO
MITIGATED NEGATIVE DECLARATION
FOR
DEVELOPMENT CODE TEXT AMENDMENT APPLICATION NO. 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)

STATE CLEARINGHOUSE NUMBER: 2024110602

City of Fresno
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

Prepared by:

Precision Civil Engineering, Inc.
1234 O Street
Fresno, CA 93721

Attachments:

Notice of Intent to Adopt a Mitigated Negative Declaration
Appendix G/Initial Study for a Mitigated Negative Declaration
Project Specific Mitigation Monitoring Checklist

343773v1

PUBLIC COMMENTS

- Concerns from residents living near Herndon and Prospect Avenues include:
  - School safety for Tatarian Elementary School
  - Inadequate parking for Orchid Park
  - Access concerns due to the roundabout on Prospect Avenue
  - Concerns about ingress and egress causing traffic to back up onto Herndon Avenue
  - Potential altered traffic patterns throughout the neighborhood
  - Noise and air pollution impacts
  - No on-street parking for vehicles that will be generated by new developments

PROJECT REVIEW COMMITTEES AND COMMMISSIONS

District 1: August 8th, 2024. Due to the volume of agenda items, the Committee did not hear the item within the scheduled meeting time.

District 3: August 27th, 2024. The Committee provided questions pertaining to how conversions would be required to comply with the California Building Code, intent of the ministerial provision of the Text Amendment and open space concerns in new developments.

District 4: August 20th, 2024. The Committee did not provide additional comments.

District 5: August 28th and September 25th, 2024. The Committee not receive a formal presentation due to lack of quorum.

District 6: September 11th, 2024. The Committee provided questions on where multi-unit housing would be permitted and comments on the ministerial process.

Tower District Design Review Committee: August 6th, 2024. The Committee provided comments regarding concerns over the ministerial nature of the Text Amendment.

Airport Land Use Commission: August 5th, 2024. The ALUC recommended a finding of consistency with the proposed Text Amendment.

RECOMMENDED AMENDMENTS

- To address traffic and safety concerns adjacent to school facilities, the following revision is recommended to be added to FMC Section 15-5102:
    - *New residential development is prohibited on vacant or underutilized parcels located in the Office Zone District within 500 feet of a school*

RECOMMENDATION

- **RECOMMEND ADOPTION** (to the City Council), of Mitigated Negative Declaration Sch No. 2024110662 for Text Amendment Application No. P24-00794.

- **RECOMMEND ADOPTION** (to the City Council), of Text Amendment Application No. P24-00794, amend Sections 15-1302, 15-4907, 15-5102, 15-6702, 15-6802 of the Fresno Municipal Code, repeal Section 15-1106 of the Fresno Municipal Code, and establish Section 15-2742.5 of the Fresno Municipal Code, to permit ministerial approval of housing projects in the following instances as noted below:
  - Ministerial approval of office to dwelling conversions in the Office zone district; and
  - Ministerial approval of multi-unit residential development in the RM-1, RM-2, and RM-3 zone districts on parcels within one-half mile of an existing bus stop; and
  - Ministerial approval of multi-unit residential uses in the NMX, CMX, RMX, CMS and CR zone districts on parcels within the City's Infill Priority Area; and
  - Ministerial approval of new multi-unit residential development in the Office zone district.
    - Includes staff recommendation to prohibit new residential development on vacant or underutilized parcels in the Office zone district within 500 feet of a school.

SCHEDULE & INFORMATION

- City Council to be scheduled at later date
- For more information, visit: www.fresno.gov/P24-00794 or contact:
  - Adrienne.Asadoorian@fresno.gov
  - Sophia.Pagoulatos@fresno.gov

THANK YOU!