



INNER CITY DEVELOPMENT POLICY

It is the policy of the Council of the City of Fresno to encourage new development within the Inner City, Inner City-Highway City, Inner City-Pinedale; and Inner City-Herndon Townsite, which inner city areas are defined in Section 12-105-I of the Fresno Municipal Code.

- ❖ For this area, applications of all types, with or without reduced fees, shall be “placed on the top of the stack” by staff, and processed first.
- ❖ Reduced Planning and Development Department fees shall apply, as indicated in the Master Fee Schedule (MFS), and enacted by the 294th, 314th and 324th amendments to MFS.
- ❖ The Director of the Planning and Development Department shall have the authority to initiate rezonings in case of hardship or injustice.
- ❖ The Director of the Planning and Development Department shall have the authority to revise development standards in order to stimulate infill development. Decisions shall be noticed and may be appealed to the Fresno City Planning Commission.
- ❖ All properties with a legal street address on the boundary streets of an inner city area are considered to be within the inner city area.
- ❖ **Reduced Planning and Development Department fees in the “Inner City-Highway City, Inner City-Pinedale, and Inner City-Herndon Townsite” shall be limited to residential use and properties. Commercial and Industrial uses are at acceptable levels and need no incentives at this time.**
- ❖ The above policy implementation items shall be in place for one year, after which the policy may be continued, modified, or terminated by Council, on, or before, the first day of October of each year.

INNER CITY FEE REDUCTIONS

Voluntary Pre-application Review	\$ 105
Plan Amendments	1,060
Rezonings	520
Parcel Maps	50 percent of normal fee
Conditional Use Permits	50 percent of normal fee
Site Plan Review Applications	50 percent of normal fee
Grading Permits	50 percent of normal fee
Voluntary Change of Occupancy (When not a result of code enforcement)	50 percent of normal fee
Variance to review Development Standards	110
Environmental Assessments	*
* Included in above flat fees	
Director-Initiated Rezonings in case of Injustice or Hardship	0
Minor Deviation	320
Relocation Inspection within or into Inner City Area	50 percent of normal fee