

SB 35 Streamlined Planning Review for Affordable Housing in the City of Fresno

Pre-Application Review

For projects involving completely new construction or changes in square footage of an existing building in excess of 2,500 SF, a pre-application review is highly recommended. This review allows the project applicant to receive preliminary comments on project design and possible conflicts with codes and standards from numerous City of Fresno departments and appropriate partner agencies such as the Fresno Irrigation District and the County of Fresno.

Cost:\$200.

Timeline: Comment letters typically go out to applicants within approximately three weeks, unless a more complex issue requiring additional analysis has come up during the review.

Application Submittal - Zone Clearance (Major)

Applicants submit all projects electronically through the [Fresno FAASTER](#) system. The appropriate planning entitlement application type to select online is Zone Clearance. However, as the application is actually proposing a full housing development, please reference the [Development Application Submittal Checklist](#) for a list of required attachments. SB 35-eligible projects are not required to provide the Environmental Assessment Form identified in the checklist nor the additional studies and information resulting from responses to the Environmental Assessment Form. The standard Development Permit Application Fees do not apply to SB 35 projects. Once the application is successfully submitted, the applicant will receive an automated email from our system notifying them of a successful submittal. If you do not receive this notification, it is possible the application was accidentally saved rather than submitted. Please check the system and notify City of Fresno Development Services staff if you have problems submitting the saved application.

Cost: \$2,793 for a level 2 review. \$3,036 for a level 3 review.

Application Acceptance

Once an application has been submitted, staff will review the application for completeness and to confirm eligibility under SB 35. If a required exhibit is missing or does not provide the required level of detail, staff will notify the applicant with details of what exhibits are missing or require correction to meet minimum standards for review. Once all exhibits have been confirmed, the applicant will be notified that the project has been invoiced. The project is not officially accepted for review until fees have been paid. Please notify planner Erik Young (Erik.Young@fresno.gov) when you have paid your invoice to avoid delay. Once a project has been submitted for planning entitlement review it may also be submitted to the Building & Safety Division for concurrent review under the California Building Code prior to issuance of building permits. Keep in mind that the planning and building reviews can run concurrently, but the building permits cannot be issued until the planning entitlement has received final approval based on compliance with any corrections or actions required by conditional approval.

Timeline: Up to 30 calendar days.

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Application Review (Level 2 - 3)

The application will be assigned to a planner and routed to commenting departments and partner agencies as appropriate. The assigned planner will review the project for compliance with the Fresno Municipal Code, Chapter 15 and with Public Works Parking Standard, coordinate comments received from other departments and agencies, and issue conditions of approval.

Timeline: For projects of 150 or fewer units, up to 45 business days (level 2 review). For projects of more than 150 units, up to 75 business days (level 3 review).

Compliance (Planning Entitlement Back Check)

When the planning entitlement application has received conditional approval, the automated system will generate a new record called the compliance record. All corrections and additional documents required by the conditions of approval for the original application must be submitted by the applicant to this compliance record. Please notify your assigned planner when you have uploaded all corrected exhibits to the compliance record to avoid delay. If corrections are found to be insufficient to meet the conditions of approval, the applicant will be required to resubmit the exhibits with all correction requirements satisfied. The compliance process should be initiated by the applicant no later than 15 days prior to anticipated back check for the building permit application.

Timeline: 15 calendar days per round of corrections. After two corrections additional review fees apply.

For additional information, please contact the City of Fresno, Planning and Development Department, Development Services Division at (559) 621-8277.