

# City of Fresno

*City Hall Council Chambers*

*2600 Fresno Street*

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## Meeting Minutes - Draft

**Wednesday, April 20, 2022**

**6:00 PM**

**Regular Meeting**

**In Person and/or Electronic  
City Hall Council Chambers**

### **Planning Commission**

***Chairperson – Peter Vang***

***Vice Chair – Brad Hardie***

***Commissioner - David Criner***

***Commissioner – Haley M. Wagner***

***Commissioner - Monica Diaz***

***Commissioner – Vacant***

***Commissioner – Vacant***

*Chair Vang called the meeting to order at 6:00 pm.*

**I. ROLL CALL**

*STAFF: Gonzales (City Attorney’s Office); Clark, Tackett, Pagoulatos, Trejo, Martinez, Holt, Veatch, Maurin (Planning and Development); Benelli (Public Works).*

**Present:** 4 – Commissioner David Criner, Commissioner Monica Lourdes Diaz, Vice Chair Brad Hardie, Chair Peter Vang

**Absent:** 1 – Commissioner Haley Wagner

**II. PLEDGE OF ALLEGIANCE**

*Recital of the pledge was led by Chair Vang.*

**III. PROCEDURES**

*Chair Vang outlined the meeting procedures for the benefit of the public.*

**IV. AGENDA APPROVAL**

*Staff proposed no changes to the agenda.*

**On motion by Commissioner Diaz, seconded by Chair Vang, that the agenda be approved. The motion carried the following vote:**

**Aye:** 4 – Commissioner Criner, Commissioner Diaz, Vice Chair Hardie, and Chair Vang.

**No:** 0

*Status: 4 – 0 **Pass***

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

**V. CONSENT CALENDAR**

A. Minutes

- **ID 22-630**: April 6, 2022 Planning Commission Regular Meeting Minutes
- **ID 22-450**: January 19, 2022 Planning Commission Regular Meeting Minutes
- **ID 22-451**: October 20, 2021 Planning Commission Regular Meeting Minutes

B. Communications

C. Entitlements

- **ID 22-593**: Consideration of an Amendment to Section 3.9(a) of the Development Agreement by and between the City of Fresno and 2500 MLK, LLC. filed by Jeff Reid of McCormick Barstow LLP, on behalf of Sylvesta Hall of Blue Ocean Development America, LLC, pertaining to ±115 acres of property bounded by East Church Avenue to the north, South Martin Luther King Jr. Boulevard to the east, East Jensen Avenue to the south, and South Knight Avenue to the west (Council District 3).

1. RECOMMEND ADOPTION (to the City Council) of an Addendum to Environmental Assessment No. A-17-007/R-17-010/TPM-17-06/ANX-17-005 dated August 24, 2017, and Environmental Assessment No. P18-03290 dated February 13, 2020, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.

2. RECOMMEND APPROVAL (to the City Council) of an amendment to Section 3.9(a) of the Development Agreement by and between the City of Fresno and 2500 MLK, LLC. for the West Creek Village Project.

***Chair Vang opens floor for public comment.***

- *B. Harris (Southwest Fresno): Objects to ID 22-593 because the community was not notified of changes to the Specific Plan.*
- *B. Parks (West Fresno, HEAT): Objects to ID 22-593 because they have not received any informational materials for the proposed project.*

***Commissioner Hardie requests response from Staff***

- *W. Tackett (P&D): Proposed amendment to Development Agreement (DA) is not an amendment to the Southwest Specific Plan; it does not change land uses, designations, or intensities. The proposed amendment pertains to the West Creek Village project area and removes language within the DA which specifies a specific number of housing types.*

MOTION TO CONTINUE MATTER TO MAY 4, 2022

**On motion by Chair Vang, seconded by Commissioner Criner, to continue the matter until May 4, 2022. The motion carried the following vote:**

**Aye:** 4 – Commissioner Criner, Commissioner Diaz, Vice Chair Hardie, and Chair Vang.

**No:** 0

*Status: 4 – 0 Pass*

MOTION TO APPROVE CONSENT CALENDAR

**On motion by Commissioner Diaz, seconded by Commissioner Hardie, to approve the Consent Calendar. The motion carried the following vote:**

**Aye:** 4 – Commissioner Criner, Commissioner Diaz, Vice Chair Hardie, and Chair Vang.

**No:** 0

*Status: 4 – 0 Pass*

**VI. REPORTS BY COMMISSIONERS**

*There were no reports by commissioners.*

**VII. CONTINUED MATTERS**

*There were no continued matters.*

**VIII. NEW MATTERS**

**VIII-A.**

**ID22-621**

Consideration of an appeal filed regarding Conditional Use Permit Application No. P21-06304 and related Environmental Assessment, for property located at 640 R Street; located on the easterly corner of the intersection Mono Street and R Street abutting State Route 41. (Council District 3)  
Based upon the evaluation contained in this report and appeal received from the appellant, staff recommends that the Planning Commission take the following

actions:

1. CONSIDER Environmental Assessment No. P21-06304 dated February 24, 2021, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15303/Class 3 and Section 15332/Class 32 Categorical Exemptions.

2. DENY the appeal and UPHOLD the action of the Planning and Development Department Director in the approval of Conditional Use Permit Application No. P21-06304 authorizing the construction of an 80-foot mono-pine telecommunications tower and facility with associated ground equipment to operate a wireless telecommunications facility.

**Sponsors: Planning and Development Department**

*Planner, Steven Martinez, presented the item.*

*Applicants, Peter Ferreri and Tricia Knight, to present item but were interrupted by Chair Vang.*

*MOTION TO MOVE MATTER TO MAY 4, 2022*

**On motion of Chair Vang, seconded by Commissioner Diaz, that the Action Item above be continued to May 4, 2022 due to Commissioner Criner scheduled to leave the meeting, which would lose the quorum. The motions carried by the following vote:**

**Aye:** 4 – Commissioner Criner, Commissioner Diaz, Vice Chair Hardie, and Chair Vang.

**No:** 0

*Status: 4 – 0 Pass*

*QUORUM LOST*

**IX. REPORT BY SECRETARY**

*No quorum.*

**X. SCHEDULED ORAL COMMUNICATIONS**

*No quorum.*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*No quorum.*

**XII. ADJOURNMENT**

*Adjournment at 6:33 P.M.*