

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Agenda - Final

Wednesday, December 2, 2020

6:00 PM

Regular Meeting

**City Hall Council Chambers
2600 Fresno Street**

Planning Commission

*Chairperson - Kathy Bray
Vice Chair Raj K. Sodhi-Layne
Commissioner - David Criner
Commissioner Debra McKenzie
Commissioner Peter Vang
Commissioner Brad Hardie
Commissioner Monica Diaz*

PUBLIC ADVISORY:**THE CITY COUNCIL CHAMBERS AND CITY HALL WILL NOT BE OPEN TO THE PUBLIC**

While Emergency Order No. 2020-12 is in effect, City of Fresno public meetings will be conducted electronically and telephonically only. No one will be physically present in the Chambers, and the Chambers will not be open to the public. City Hall remains closed to the public.

PUBLIC COMMENT: The following options are available for members of the public who want to address Planning Commission:

1. Join online webinar on Zoom.

a) If you would like to speak on an agenda item, you can access the meeting remotely from a PC, Mac, iPad, iPhone, or Android device: Please use this URL <https://zoom.us/j/99321229757>.

b) Those addressing Commission must state their name for the record.

OR

2. Join by phone

1-669-900-9128

Webinar ID: 99321229757

a) Those addressing the Commission must state their name and address for the record.

3. Email: to Kelsey.George@fresno.gov.

a) Attendees may also email comments to be read during the meeting. Please include the agenda date and item number you wish to speak on in the subject line of your email. Include your name, and address for the record, at the top of the body of your email.

b) Emails will be a maximum of 450 words.

c) All comments received will be distributed to the Planning Commission prior and during the meeting and will be a part of the official record.

All participants will be on mute until they are called upon at which point they will be

unmuted. To prevent participants from having their video on, we will remove the option to show their video.

Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission meeting, please contact the Planning Division, 559-621-8277 within 48 hours of the meeting.

The City of Fresno thanks you in advance for taking all precautions to prevent spreading COVID-19 virus.

ASESORIA PÚBLICA:**LAS CÁMARAS DEL CONSEJO MUNICIPAL Y LA ALCALDÍA NO ESTRAN ABIERTOS AL PÚBLICO.**

Mientras que la Orden de Emergencia No. 2020-12 esté en efecto, las reuniones públicas de la Ciudad de Fresno se llevarán a cabo solo por vía electrónica y por teléfono. Nadie estará físicamente presente en las Cámaras, y las Cámaras no estarán abiertas al público. La Alcaldía permanecerá cerrada al público.

COMENTARIO PÚBLICO: Las siguientes opciones están disponibles para los miembros del público que desean dirigirse al Consejo de la Ciudad:

1. Únase en línea por Zoom.

a) Si desea hablar sobre un tema del agenda, puede acceder a la reunión de forma remota desde una PC, Mac, iPad, iPhone o dispositivo Android: utilice este enlace <https://zoom.us/j/99321229757>.

b) Aquellos que se dirijan al Consejo deben indicar su nombre para el registro.

OR

2. Únase por Teléfono.

1-669-900-9128

Webinar ID: 99321229757

a) Aquellos que se dirijan al Planning Commission deben indicar su nombre para el registro.

3) Correo electrónico: Kelsey.George@fresno.gov.

a) Los residentes también pueden enviar comentarios por correo electrónico para ser leídos durante la reunión. Incluya la fecha del agenda y el número de artículo sobre el que desea hablar en la línea de asunto de su correo electrónico.

b) Los correos electrónicos tendrán un máximo de 450 palabras.

c) Todos los comentarios recibidos se distribuirán al Planning Commission antes y durante la reunión y formarán parte del registro oficial.

Todos los participantes estarán en silencio hasta que se les elija, en cuyo punto se desactivara el silenciador. Para evitar que los participantes tengan su video

encendido, eliminaremos la opción de mostrar su video.

En conformidad con la Orden Ejecutiva, y en conformidad con la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en la reunión del Consejo de la Ciudad, comuníquese con la Oficina de Planning Division de la Ciudad, al 559-621-8277 con 48 horas de anticipo a la reunión.

La Ciudad de Fresno le agradece de antemano por tomar todas las precauciones para evitar la propagación del virus COVID-19.

COV LUS TSHAJ TAWM RAU COV PEJ XEEM:

**PEB YUAV TSIS QHIB LUB TSEV SIB THAM RAU COV PAB PAWG TSWJ XYUAS
LUB NROOG THIAB LUB TSEV CITY HALL RAU COV PEJ XEEM TUAJ.**

Thaum lub sijhawm uas Cov Lus Khoo Xwm Txheej Ceev Lej 2020-12 tseem ua haujlwm tswj mus, Lub Nroog Fresno yuav tuav cov rooj sib tham rau cov pej xeem hauv istawsnev thiab xovtooj nkaus xwb. Peb yuav tsis muaj neeg tuaj rau tim Lub Tsev Sib Tham Rau Pab Pawg Tswj Xyuas Lub Nroog, thiab peb yuav tsis qhib Lub Tsev Sib Tham Rau Pab Pawg Tswj Xyuas Lub Nroog rau cov pej xeem tuaj. Lub City Hall yuav kaw twj ywm mus tsis pub rau cov pej xeem tuaj.

LUS LOS NTAWM COV PEJ XEEM : Peb muaj cov kev ntawm no rau cov pej xeem uas xav hais lus rau Pab Pawg Tswj Xyuas Lub Nroog:

1. Mus koom hauv istawsnev nrog Zoom.

a) Yog tias koj xav tham txog ib yam ntawm qhov lawv teem los tham txog, koj saib tau lub rooj sib tham qhov twg los tau hauv koj lub PC, Mac, iPad, iPhone, lossis xovtooj Android: Thov siv qhov URL ntawm no <https://zoom.us/j/99321229757>.

b) Cov uas hais lus rau Pab Pawg Tswj Xyuas Lub Nroog yuav tsum qhia lawv lub npe rau peb muab ntaus cia.

OR

2. Koom hauv Xovtooj

Join by phone

1-669-900-9128

Webinar ID: 99321229757

a) Cov uas hais lus rau Pab Pawg Tswj Xyuas Lub Nroog yuav tsum qhia lawv lub npe rau peb muab ntaus cia.

3. Email: Kelsey.George@fresno.gov.

a) Cov tib neeg uas nyob hauv lub nroog kuj email tau lawv cov lus tuaj rau peb nyeem thaum peb tuav lub rooj sib tham los tau thiab. Thov sau lub hnuv tim ntawm lub rooj sib tham thiab tus lej ntawm qhov koj xav tham txog uas koj xav hais lus rau ntawm kab subject line (kab qhia txog cov ntsiab lus ntawm tsab email) rau koj qhov email.

b) Peb tsuas pub koj sau mus txog 450 cov lus rau hauv koj qhov email xwb.

c) Tagnrho cov lus yuav muab faib rau Pab Pawg Tswj Xyuas Lub Nroog pom ua ntej thiab thaum lwv tseem tuav lub rooj sib tham thiab peb yuav khaws tseg tagnrho cov lus hais rau peb cov ntaub ntawv.

Peb yuav tua kom txhob hnov cov neeg koom lub suab hais txog txij lawv hu nws lub npe ces thaum ntawd mam li taws pub hnov nws hais lus. Kom peb pab tiv thaiv kom tsis txhob pom cov neeg koom, peb yuav tua qhov pom tus neeg.

Raws li Cov Lus Khoo Los Ntawm Cov Nom Tswv, thiab kom peb ua tau raws li Txoj Cai Tiv Thaiv Cov Neeg Asmesliskas Uas Muaj Tej Yam Kev Xiam Oob Qhab, yog tias koj yuav tsum tau kev pab tshwj xeeb los koom nrog Pab Pawg Tswj Xyuas Lub Nroog lub rooj sib tham, thov hu rau Lub Nroog Tus Kws Khiav Ntaub Ntawv Lub Chav Haujlwm, Planning Division 559-621-8277 ua ntej 48 teev ua ntej lub rooj sib tham.

Lub Nroog Fresno xav ua tsaug rau koj ua ntej los xyuam xim tiv thaiv kom tus kab mob COVID-19 tsis txhob kis tau ntxiv.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to three minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating time has expired. All public testimony must be presented to the Commission at the podium. Any testimony that references race, religion, ethnicity, economic status, national origin, or any other classification protected under state or federal law in a derogatory manner shall be deemed irrelevant and will not be considered by the Commission in making its land use determinations.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony or before the close of the hearing.

Por cada asunto que es considerado por la Comisión, se dará una presentación del personal, seguida por una presentación del solicitante del proyecto. Después, se escuchará testimonio de los que apoyen el proyecto seguido por testimonio de los que se oponen. El solicitante tendrá el derecho a una presentación final como refutación antes de concluir la audiencia pública.

De acuerdo con la sección 13 del Artículo 2 de las Reglas y Reglamentos de la Comisión de Planificación que gobierna la largura del debate público, todo testimonio público de aquellos que apoyen o se opongan al proyecto, será limitado a tres minutos por persona. Las tres luces en el atril junto al micrófono indicarán el tiempo que le quede al orador. La luz verde se prenderá cuando el orador empiece. La luz amarilla se prenderá con un suave timbrar de campana cuando quede un minuto. El orador debería estar concluyendo su testimonio cuando la luz roja prenda junto con la campana final indicando que se acabo el tiempo. Todo testimonio público debe ser presentado a la Comisión desde el atril. Cualquier declaración que mencione raza, religion, etnicidad, estado económico, origen, u cualquier otra clasificación protegida bajo las leyes federales o estatales, las cuales se hagan de una manera derogatoria, serán consideradas irrelevantes y no serán consideradas por el comité al hacer determinaciones con respecto al uso de terreno.

Si usted ha objetado a estos asuntos del uso de la tierra en la corte, tal vez se le limite a plantar estas causas, que usted o alguien más plantó, en testimonio verbal o por escrito, o antes de que concluya la audiencia.

Txhua nge laj txheej pom zoo los ntawm cov Commission, ua ntej yuav tsum muaj tus staff los cej luam, dhau ntawd mam cej luam los ntawm tus tswv rooj ncauj lug. Ntxiv mus mam cia cov txhawb los piav, tom qab ntawd mam tso cov tsis txau siab los hais. Tus tswv rooj ncauj lug muaj cai los txhab txhais ntxiv ua ntej lub rooj sab laj yuav xaus.

Raws li txoj cai nqe 13 ntawm tsab 2 txoj kev tswj fwm lub sij hawm rau tsoom pej xeeb txog txoj kev sib cav txog ntawm lub Hom Phiaj txhim kho (Planning Commission). rau txhua tus uas muaj suab los ntawm cov pom zoo thiab cov tsis txau siab rau tej kev txhim kho (project) ib leeg tsuas muaj peb(3) nas this. Yuav muaj peb(3) lub teeb nyob ntawm lub podium ntawm lub microphone ib sab rau tus neeg yuav los tawm suab. Lub teeb ntsuab yuav cig thaum tus neeg pib hais lus. Lub teeb daj yuav cig thiab yuav muaj lub tswb nrov thaum tshuav ib(1) nas this. Tus neeg tawm suab nws yuav tsum hais kom xaus thaum lub teeb liab cig thiab lub tswb nrov ghia tias sij hawm tag lawm. Txhua tus pej xeeb yuav tawm suab yuav tsum ceeb qhia rau tus Commission ntawm lub podium. Tej lu thu khdwv ud 5 his tog haiv neeg, key ritseeg, horn neeg, tus muj los txom nyem, haiv neegtuaj qhov twg tuaj, los sis lwm yam sib xws tau tiv thiv los ntwm lub xeev thib tseem fwm txoj cai los txwv tus cwj pwrn sdiLJ ish taU5 lwm leeJ lwm tus yuai tswm tsis pub kom tshwrn sirn thb yuv tsis tso cai los ntwm Commision key txiav txirn nyob rau dim luaj pua.

Yog hais tias koj yuav tawm tsam tej av(land) los sis siv tej xwm txheej hais nyob rau hauv xam(court) tsuas pub koj hais tau yam uas koj los sis lwm tus twb ua ncauj lug hais los yog sau ua ntaub ntawv ua ntej thaum yuav luag pib lub rooj ncauj lug.

IV. AGENDA APPROVAL

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

V. CONSENT CALENDAR

All consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which events the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes

1. [ID 20-001566](#) Approval of Minutes from Regular Meeting on October 7, 2020.
2. [ID 20-001567](#) Approval of Minutes from Regular Meeting on November 4, 2020.

B. Communications

C. Entitlements

1. [ID 20-001603](#) Consideration of Vesting Tentative Tract Map No. 6172/UGM and the related Environmental Assessment No. T-6172 pertaining to ±14.01 acres of property located on the east side of North Riverside Drive and the south side of West Herndon Avenue (Council District 2).
 1. **ADOPT** Environmental Assessment No. T-6172 dated November 6, 2020, a determination that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315/Class 15 (Minor Land Divisions) of CEQA Guidelines.
 2. **APPROVE** Vesting Tentative Tract Map No. 6172/UGM which requests authorization to subdivide the subject property into a one-lot subdivision for condominium purposes, subject to compliance with the Conditions of Approval dated December 2, 2020.

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. [ID 20-001639](#) Consideration of Plan Amendment and Rezone Application No. P19-00417, Vesting Tentative Tract Map Nos. 6212/UGM and 6276/UGM, and Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2020039061 for the proposed Parc West Development Project on the west side of North Grantland Avenue between the West Gettysburg and West Ashlan Avenue alignments. (Council District 1)
1. **RECOMMEND CERTIFICATION** (to the City Council) of Final EIR SCH No. 2020039061 for an overall proposed 844-lot single-family residential development; and,
 - a. **RECOMMEND ADOPTION** (to the City Council) of Findings of Fact as required by Public Resources Code Section 21082(a) and CEQA Guidelines, Section 15091; and,

- b. RECOMMEND APPROVAL (to the City Council) of a Mitigation Monitoring and Reporting Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15092; and,
 - c. RECOMMEND ADOPTION (to the City Council) of the Statement of Overriding Considerations as required by Public Resources Code, Section 21081(b) and CEQA Guidelines, Section 15093; and
 - d. RECOMMEND ADOPTION (to the City Council) of the Water Supply Assessment (WSA) attached to the FEIR in compliance with Section 10901 of the California Water Code and Section 15155 of the CEQA Guidelines, and adopt the WSA as a technical addendum to the Environmental Impact Report
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P19-00417 proposing to amend the Fresno General Plan from the Community Commercial (±11 acres) planned land use designation to the Medium Density Residential (±11 acres) planned land use designation, and to amend the transportation element to identify the proposed collector street and modified trail network.
3. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P19-00417 proposing to amend the Official Zone Map to reclassify an ±11 acre portion of the subject property from the CC/UGM/cz (*Commercial - Community/Urban Growth Management/conditions of zoning*) zone district to the RS-5/UGM/cz (*Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning*) zone district.
4. **RECOMMEND APPROVAL** (to the City Council) of Vesting Tentative Tract Map No. 6212/UGM which requests authorization to subdivide an approximately 14.41 acre portion of the subject property for purposes of creating an 84-lot single family residential subdivision on the southwest corner of North Grantland and the West Indianapolis Avenue (alignment) subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the Planning Commission dated December 2, 2020.
5. **RECOMMEND APPROVAL** (to the City Council) of Vesting

Tentative Tract Map No. 6276/UGM which requests authorization to subdivide an approximately 14.17 acre portion of the subject property for purposes of creating an 83-lot single family residential subdivision on the northwest corner of North Grantland and the West Indianapolis Avenue (alignment) subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the Planning Commission dated December 2, 2020.

VIII. NEW MATTERS

A. [ID 20-001585](#)

Consideration of Conditional Use Permit Application No. P20-02171 and related Environmental Assessment No. P20-02171, filed by Mehdi Momen of Concept Design Group and pertaining to ±0.20 acres of property at 728 West Vassar Avenue; located on the north side of West Vassar Avenue between North Teilman Avenue and North Delno Avenue. (Council District 1)

1. **ADOPT** Environmental Assessment No. P20-02171 dated December 2, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through Section 15332/Class 32 Categorical Exemption.

2. **APPROVE** Conditional Use Permit Application No. P20-02171 requesting authorization to construct a duplex in the RS-5 (*Residential, Single-Family*) zone district.

B. [ID 20-001605](#)

Consideration of Conditional Use Permit Application No. P20-00488 and related Environmental Assessment No. P20-00488, for property located on the east side of North College Avenue between West Minarets and West Spruce Avenues, in Pinedale (Council District 2)

1. **ADOPT** the Class 32 Categorical Exemption as prepared for California Environmental Quality Act (CEQA) Environmental Assessment No. P20-00488 dated December 2, 2020.

2. **APPROVE** Conditional Use Permit Application No. P20-00488 subject to compliance with the Conditions of Approval dated December 2, 2020.

C. [ID 20-001609](#)

Conditional Use Permit Application No. P20-01643 was filed by Tommy Phelen of Maple Luxury Living LLC and pertains to 1.92 acres of property located at 2056 South. Maple Avenue. The applicant proposes to develop 12 residential duplex buildings consisting of 23 residential units with a manager's office. (Council District 5)

1. ADOPT Environmental Assessment No. P20-01643 dated December 2, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.
2. APPROVE Conditional Use Permit Application No. P20-01643 granting the request to construct 12 residential duplex buildings consisting of 23 residential units and a manager's office on an undeveloped lot located at 2056 South Maple Avenue.

IX. REPORT BY SECRETARY**X. SCHEDULED ORAL COMMUNICATIONS****XI. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission Agenda should contact the Planning and Development Department (telephone: 559-621-8277) at least 10 days before the desired appearance date.

XII. ADJOURNMENT

UPCOMING MATTERS (dates subject to change)