

# **City of Fresno**

*City Hall Council Chambers  
2600 Fresno Street*



## **Meeting Minutes - Draft**

**Wednesday, December 21, 2022**

**6:00 PM**

**Regular Meeting**

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

## **Planning Commission**

***Chairperson – Peter Vang***

***Vice Chair – Brad Hardie***

***Commissioner – David Criner***

***Commissioner – Haley M Wagner***

***Commissioner – Kathy Bray***

***Commissioner – Monica Diaz***

***Commissioner – Robert Fuentes***

**PUBLIC ADVISORY**

**THE CITY COUNCIL CHAMBERS AND CITY HALL WILL BE OPEN TO THE PUBLIC AT LIMITED CAPACITY**

**THE PLANNING COMMISSION WELCOMES YOU TO COUNCIL CHAMBERS, LOCATED AT CITY HALL, 2600 FRESNO STREET, FRESNO, CALIFORNIA 93721.**

The meeting can also be viewed live at 6:00 P.M. on Comcast Channel 96 and AT&T channel 99.

Members of the public are encouraged to participate electronically because of reduced capacity of seating in the Chambers to allow for social distancing. Masks will be required for the vaccinated and unvaccinated.

Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Commission meeting, please contact the City Clerk's Office, 559-621-7650 within 48 hours of the meeting.

**PUBLIC COMMENT:**

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

1. You are invited to a Zoom webinar.

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/98135780878>

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

OR

2. Join by phone: 1-669-900-9128  
Webinar ID: 981 3578 0878

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

**3. Email to: [PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@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.**

**d) Notwithstanding subsection c) above, unless otherwise required by law to be accepted by the City at or prior to a Commission meeting or hearing, no documents shall be accepted for Commission review unless they are submitted to the Planning and Development Department at least 24 hours prior to the commencement of the Commission meeting at which the associated agenda item is to be heard.**

**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.**

**I. ROLL CALL**

*Chair Vang called meeting to order at 6:01PM*

**Present** 7 - Chairperson Peter Vang, Vice Chair Brad Hardie, Commissioner David Criner , Commissioner Haley M. Wagner, Commissioner Kathy Bray, Commissioner Monica Diaz, and Commissioner Robert A. Fuentes

**II. PLEDGE OF ALLEGIANCE**

*6:01PM*

**III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ**

*6:01PM*

*Chair Vang read the procedure aloud.*

**IV. AGENDA APPROVAL**

*6:03PM*

*Commissioner Fuentes pulled Item ID 22-1908 from Consent.*

*Planning Manager Trejo notified the Commission that Item ID 22-1907 will be continued to January 18, 2023 at the request of the appellant and applicant.*

**On motion of Commissioner Wagner, seconded by Commissioner Bray, the AGENDA was APPROVED AS AMENDED. The motion carried by the following vote:**

**Aye:** 7 - Chairperson Vang, Vice Chair Hardie, Commissioner Criner , Commissioner Wagner, Commissioner Bray, Commissioner Diaz, and Commissioner Fuentes

**V. CONSENT CALENDAR**

*6:05PM*

*Item V-B (22-1908) was pulled from Consent during Agenda Approval*

**On motion of Commissioner Fuentes, seconded by Commissioner Criner , the CONSENT CALENDAR was APPROVED AS AMENDED. The motion carried by the following vote:**

**Aye:** 7 - Chairperson Vang, Vice Chair Hardie, Commissioner Criner, Commissioner Wagner, Commissioner Bray, Commissioner Diaz, and Commissioner Fuentes

**V-A** [ID 22-1905](#) December 7, 2022 Planning Commission Regular Meeting Minutes

**V-B** [ID 22-1908](#) Consideration of Vesting Tentative Tract Map No. 6250/UGM, Planned Development Permit Application No. P22-02807 and related Environmental Assessment No. T-6250, for property located on the southwest corner of North Alicante Drive and North Portofino Drive (Council District 6).

1. **ADOPT** Environmental Assessment No. T-6250/P22-02807, dated November 30, 2022, an Addendum to the Final Subsequent Environmental Impact Report State Clearinghouse No. 2000021003 (“SEIR”) for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. **APPROVE** Planned Development Permit Application No. P22-02807 request to authorization to modify property development standards for the RS-3 (Single Family Residential, Low Density) zone district subject to compliance with Conditions of Approval date December 21, 2022.
3. **APPROVE** Vesting Tentative Tract Map No. 6250/UGM proposing to subdivide the approximately 15.86-acres property into a 52-lot single-family residential development subject to compliance with the Conditions of Approval dated December 21, 2022.

6:06pm

**CONTESTED CONSENT**

*Lara provided a presentation on the proposed project and recommended action by Staff.*

*Drew Phelps (applicant) was present and available for questions.*

*Fuentes asked Staff to elaborate on the modifications in RS-3 zone requested. Lara & Phelps addressed his concerns on the modifications and Phelps added that this would be part of the Copper River Ranch plan that has come before the Dias.*

*No Public Comments*

*At time of vote there was no response for Vice Chair Hardie (who was attending via Zoom) so Chair Vang registered his vote as absent.*

**On motion of Commissioner Fuentes, seconded by Commissioner Criner , that the above Action Item be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Chairperson Vang, Commissioner Criner , Commissioner Wagner, Commissioner Bray, Commissioner Diaz, and Commissioner Fuentes

**Absent:** 1 - Vice Chair Hardie

**VI. REPORTS BY COMMISSIONERS**

N/A

**VII. CONTINUED MATTERS**

N/A

**VIII. NEW MATTERS**

**VIII-A [ID 22-1907](#)**

Consideration of Development Permit Application No. P22-00565, and related Environmental Assessment No. P22-00565 pertaining to ±14.78 acres of property located on the southwest corner of East North and South East Avenues (Council District 3) - Planning & Development Department.

1. **CONSIDER** Environmental Assessment No. P22-00565, dated October 28, 2022, a determination that the proposed project is consistent with the existing general plan, community plan, and zoning per Section 15183 of the State of California Environmental Quality Act (CEQA); and,

2. **DENY** the appeals and **UPHOLD** the action of the Planning and Development Department Director to approve Development Permit Application No. P22-00565, authorizing the construction of a ±206,881 square-foot warehouse facility subject to compliance with the Conditions of Approval dated October 28, 2022.

*Item was continued during Agenda Approval*

**IX. REPORT BY SECRETARY**

6:14pm

*Clark notified the Commission that the Cleaner & Greener Neighborhood Industry Overlay District that was brought to Planning Commission on 6/1/22 has undergone extensive review and would return on 1/4/23 as a Workshop (no action). She asked that Commissioners refresh on the topic (June 1st video available online and presentation will be available when January's agenda is posted).*

*Clark also thanked Staff and provided a mousepad to Commissioners that Planning Department created with the 2023 Meetings on a calendar.*

*Chair Vang wished everyone a safe and happy holiday.*

**X. SCHEDULED ORAL COMMUNICATIONS**

*N/A*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*N/A*

**XII. ADJOURNMENT**

*Chair Vang adjourned meeting at 6:18pm*