

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Final

Wednesday, December 2, 2020

6:00 PM

Regular Meeting

**City Hall Council Chambers
2600 Fresno Street**

Planning Commission

Chairperson - Kathy Bray

Vice Chair - Vacant

Commissioner - David Criner

Commissioner - Debra McKenzie

Commissioner - Peter Vang

Commissioner - Brad Hardie

Commissioner - Monica Diaz

I. ROLL CALL

STAFF: Badhesha (City Attorney’s Office); Zack, Tackett, Perez, Trejo, Kachadourian, Vang, George, Lang, Holt, Veatch, Siegrist (Planning and Development); Benelli, Gormey (Public Works); and Gray (Public Utilities).

Present 5 - Commissioner Brad Hardie, Commissioner David Criner , Commissioner Kathy Bray, Commissioner Debra McKenzie, and Commissioner Monica Diaz

Absent 1 - Commissioner Peter Vang

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Chair Bray.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

Chair Bray outlined the meeting procedures for the benefit of the public.

IV. AGENDA APPROVAL

No changes were made to the agenda. Commissioner McKenzie abstained from voting because she was not present for the discussion.

MOTION TO APPROVE THE AGENDA.

On motion of Commissioner Criner , seconded by Commissioner Diaz, that the above be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Hardie, Commissioner Criner , Commissioner Bray, Sodhi-Layne, and Commissioner Diaz

Absent: 1 - Commissioner Vang

Abstain: 1 - Commissioner McKenzie

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

V. CONSENT CALENDAR

MOTION TO APPROVE THE CONSENT CALENDAR.

On motion of Commissioner Diaz, seconded by Commissioner Sodhi-Layne, that the above be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Hardie, Commissioner Criner , Commissioner Bray, Commissioner McKenzie, Sodhi-Layne, and Commissioner Diaz

Absent: 1 - Commissioner Vang

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

No reports were made by the Commission.

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.

Chris Lang, Planner III, presented the project to the Commission.

Jeff Roberts, project applicant, spoke on behalf of the project.

There were no questions from the Commission.

Chair Bray opened the item to the public for discussion. Four members of the public spoke in support of the project; one member of the public spoke in

opposition of the project.

Chair Bray brought the item back to the dais for discussion. Commissioner McKenzie asked questions regarding the EIR and Traffic Study. Public Works Staff responded to these questions.

MOTION TO APPROVE STAFF'S RECOMMENDATION.

On motion of Commissioner Sodhi-Layne, seconded by Commissioner Diaz, that the above Action Item be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Hardie, Commissioner Criner , Commissioner Bray, Commissioner McKenzie, Sodhi-Layne, and Commissioner Diaz

Absent: 1 - Commissioner Vang

VIII. NEW MATTERS

A. [ID](#) Consideration of Conditional Use Permit Application No. [20-001585](#) P20-02171 and related Environmental Assessment No. P20-02171, filed by Mehdi Momen of Concept Design Group. The subject property pertains to ±0.20 acres of property located 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, Medium Density) zone district.

Commissioner Hardie recused himself from hearing and voting on this item.

Kao Vang, Planner II, presented the project to the Commission.

Concept Design Group, project applicant, spoke on behalf of the project.

There were no questions from the Commission.

Chair Bray opened the item to the public for discussion. No one from the public spoke in support or in opposition of the project.

Chair Bray brought the item back to the dais for discussion. There were no additional questions or comments from the Commission.

MOTION TO APPROVE STAFF'S RECOMMENDATION.

On motion of Commissioner Sodhi-Layne, seconded by Commissioner Criner , that the above Action Item be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Criner , Commissioner Bray, Commissioner McKenzie, Sodhi-Layne, and Commissioner Diaz

Absent: 1 - Commissioner Vang

Recused: 1 - Commissioner Hardie

- 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.

Phillip Siegrist, Planner III, presented the project to the Commission.

Cynthia Zamora, project applicant, spoke on behalf of the project.

Chair Bray asked about window design of the dual story proposed dwelling units.

Staff and project applicant clarified window design.

Chair Bray opened the item to the public for discussion. No one from the public spoke in support. One member of the public spoke in opposition.

Chair Bray and Commissioner Diaz asked questions regarding rates for leasing units. Project applicant answered.

Chair Bray brought the item back to the dais for discussion.

MOTION TO APPROVE STAFF'S RECOMMENDATION.

On motion of Commissioner Hardie, seconded by Commissioner Diaz, that the above Action Item be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Hardie, Commissioner Criner , Commissioner Bray, Commissioner McKenzie, Sodhi-Layne, and Commissioner Diaz

Absent: 1 - Commissioner Vang

- 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.

Commissioner Criner was absent from hearing and voting on this item.

Thomas Veatch, Planner II, presented the project to the Commission.

Joey Dagget, project applicant, spoke on behalf of the project.

Chair Bray asked about yards and open space and project applicant clarified.

Chair Bray opened the item to the public for discussion. No one from the public spoke in support or in opposition of the project.

Chair Bray brought the item back to the dais for discussion. There were no additional questions or comments from the Commission.

MOTION TO APPROVE STAFF'S RECOMMENDATION.

On motion of Commissioner Diaz, seconded by Commissioner Sodhi-Layne, that the above Action Item be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Hardie, Commissioner Bray, Commissioner McKenzie, Sodhi-Layne, and Commissioner Diaz

Absent: 2 - Commissioner Criner , and Commissioner Vang

IX. REPORT BY SECRETARY

There were no reports by the Secretary.

X. SCHEDULED ORAL COMMUNICATIONS

No scheduled oral communications.

XI. UNSCHEDULED ORAL COMMUNICATIONS

No unscheduled oral communications.

XII. ADJOURNMENT

ADJOURNMENT AT 7:29 P.M.