

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, March 17, 2021

6:00 PM

Regular Meeting

**City Hall Council Chambers
2600 Fresno Street**

Planning Commission

Chairperson - Kathy Bray

Vice Chair - Brad Hardie

Commissioner - David Criner

Commissioner - Debra McKenzie

Commissioner - Peter Vang

Commissioner - Vacant

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/92444651728>.

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

OR

2. Join by phone

1-669-900-9128

Webinar ID: 9 2444651728

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

3. Email to: Erik.Young@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/92444651728>

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: 92444651728

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

3) Correo electrónico: Erik.Young@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 xeeem 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 xeeem tuaj. Lub City Hall yuav kaw twj ywm mus tsis pub rau cov pej xeeem tuaj.

LUS LOS NTAWM COV PEJ XEEM : Peb muaj cov kev ntawm no rau cov pej xeeem 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/92444651728>

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: 92444651728

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: Erik.Young@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 tagrho 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

Chair Bray called the meeting to order at 6:09 p.m.

Present 5 - Chair Kathy Bray, Chair Peter Vang, Vice Chair Brad Hardie, Commissioner Debra McKenzie, and Commissioner Monica Diaz

Absent 1 - Commissioner David Criner

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

Due to technical difficulties, all items on agenda will be continued to the next meeting on 4/7/2021, to allow the public access to the meeting.

IV. AGENDA APPROVAL

Assistant Director Sanchez pulled item 21-379 from Consent stating it would be heard within its normal course of action.

Item 21-373 was removed from Agenda by Sanchez during Agenda approval. Settlement agreement was held and no longer needed the Commission to take action.

On motion of Commissioner Diaz, seconded by Commissioner Vang, that the above be **APPROVED AS AMENDED**. The motion carried by the following vote:

Aye: 5 - Chair Bray, Chair Vang, Vice Chair Hardie, Commissioner McKenzie, and Commissioner Diaz

Absent: 1 - Commissioner Criner

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

B. Communications

C. Entitlements

1. [ID 21-379](#) Consideration of Vesting Tentative Tract Map No. 6333 and the related Environmental Assessment No. T-6333 pertaining to ±0.74 acres of property located on the northwest corner of North Van Ness and East Alhambra Avenues (Council District 3).
 1. **ADOPT** Environmental Assessment No. T-6333 dated February 19, 2021, 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. 6333 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 March 17, 2021.

Madeline (Granville Homes) was present in the meeting and agreed to continue item to allow public access.

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

A. [ID 21-373](#) CONTINUED TO APRIL 7, 2021

Continued hearing to consider Development Permit Revised Exhibit Application No. P20-03406, for property located at 3611 South Northpointe Drive, on a parcel west of the corner of South Northpointe Drive and East Prime Avenue. (Council District 3)

1. **ADOPT** Environmental Assessment No. P20-03406 dated December 7, 2020, an Addendum to Mitigated Negative Declaration (MND) No. TPM-2012-06 prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA).
2. **DENY** the appeal and **UPHOLD** the Planning and Development Director's action on approval of the Development Permit Revised Exhibit Application No. P20-03406 which proposes modifications to a previously approved entitlement for development of a shell building (Building 31) previously approved under Development Permit Application No. D-17-175 on January 17, 2018.

Continuation removed and item 21-373 was pulled from agenda during Agenda Approval

B. [ID 21-389](#) CONTINUED TO APRIL 7, 2021

Continued hearing from February 3, 2021, to consider Plan Amendment Application No. P20-01665, Rezone Application No. P20-01665 and the related Environmental Assessment No. P20-01665 pertaining to ±92.53 acres of property bounded by East Vine Avenue to the north, State Route 41 to the east, South Elm Avenue to the west and East Chester/East Samson Avenue (alignment) to the south (Council District 3).

1. **RECOMMEND ADOPTION** (to the City Council) of the Addendum to Final Program EIR (SCH No. 2017031012) for the Southwest Fresno Specific Plan, dated January 12, 2021 for the proposed project

pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164.

2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P20-01665 proposing to amend the Fresno General Plan and the Southwest Fresno Specific Plan to change the planned land use designation for the subject properties from Neighborhood Mixed Use to Light Industrial Employment and to amend Southwest Fresno Specific Plan Policy LU-8.1.
3. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P20-01665 proposing to rezone the subject properties from the NMX (*Neighborhood Mixed-Use*) zone district to the IL (*Light Industrial*) zone district.

VIII. NEW MATTERS

All items (21-379 & 21-372) were continued to next meeting (4/7/2021) due to difficulty accessing meeting electronically to allow public access/comment.

On motion of Commissioner Diaz, seconded by Vice Chair Hardie, all NEW MATTERS were CONTINUED. The motion carried by the following vote:

Aye: 5 - Chair Bray, Chair Vang, Vice Chair Hardie, Commissioner McKenzie, and Commissioner Diaz

Absent: 1 - Commissioner Criner

- A. [ID 21-372](#) Consideration of Conditional Use Permit Application No. P20-01589 and related Environmental Assessment No. P20-01589, for property located at 5747 North Palm; located on the south side of an existing retail /commercial center located at the southwest corner of North Palm and West Bullard Avenues. - Planning and Development Department. (Council District 2)

1. **ADOPT** Environmental Assessment No. P20-01589 dated March 17, 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 to recommend approval of Conditional Use Permit Application No. P20-01589 requesting to construct an 80ft new

mono-eucalyptus telecommunications tower and facility with associated ground equipment.

Kevin Gallagher (applicant) was present in the meeting and agreed to continue item to allow public access.

IX. REPORT BY SECRETARY

X. SCHEDULED ORAL COMMUNICATIONS

XI. UNSCHEDULED ORAL COMMUNICATIONS

Gallagher stated he wanted to go on record he was not waving any rights by continuing his item.

XII. ADJOURNMENT

Meeting Adjourned at 6:19pm.