

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Agenda - Final

Wednesday, December 4, 2024

6:00 PM

Regular Meeting

City Hall, Council Chambers

Planning Commission

Chairperson – Peter Vang

Vice Chair - Kathy Bray

Commissioner – David Criner

Commissioner – Monica Diaz

Commissioner – Jacqueline Lyday

Commissioner - Linda M Calandra

Commissioner – Gurdeep Singh Shergill

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

PUBLIC PARTICIPATION – Any interested person may appear at the public hearing and present written testimony or speak in favor or against the matters scheduled on the agenda. Public participation during Fresno City Planning Commission meetings is always encouraged and can occur by attending a meeting in the Council Chambers, City Hall, 2nd Floor, 2600 Fresno Street, Fresno, CA 93721. When called to speak during a meeting, you may approach the speaker podium upon the Chair’s call for public comment.

All public speakers will have up to 3 minutes to address the Commission pursuant to Rule No. 13 of the Planning Commission Bylaws of the City of Fresno (available in the City Clerk’s Office).

SUBMIT DOCUMENTS / WRITTEN COMMENTS –

1. E-mail – Agenda related documents and comments can be e-mailed to the Planning & Development Department. 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 comments received at least 24 hours prior will be distributed to the Planning Commission prior and during the meeting and will be a part of the official record, pursuant to Article 4 (3).

a. Email comments to PublicCommentsPlanning@fresno.gov.

b. Emails should 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.

VIEWING PLANNING MEETINGS (non-participatory) – For your convenience, there are ways to view Planning Commission meetings live:

1. Community Media Access Collaborative website: <https://cmac.tv/>

2. Cable Television: Comcast Channel 96 and AT&T Channel 99

3. Participate Remotely via Zoom:

https://zoom.us/webinar/register/WN_I18M0bh8TbSGAo27i5ze1Q

a. The above link will allow you to register in advance for remote participation in the meeting via the Zoom platform. After registering, you will receive a confirmation email containing additional details about joining the meeting.

Should any of these viewing methods listed above experience technical

difficulties, the Commission meeting will continue uninterrupted. Commission meetings will only be paused to address verifiable technical difficulties for all users participating via Zoom or in the Chambers.

The City of Fresno's goal is to comply with the Americans with Disabilities Act (ADA). Anyone requiring reasonable ADA accommodations, including sign language interpreters, or other reasonable accommodations such as language translation, should contact the office of the City Clerk at (559) 621-7650 or clerk@fresno.gov. To help ensure availability of these services, you are advised to make your request a minimum of 48 hours prior to the scheduled meeting.

I. ROLL CALL**II. PLEDGE OF ALLEGIANCE****III. PROCEDURES**

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.

IV. AGENDA APPROVAL**V. CONSENT CALENDAR****VI. REPORTS BY COMMISSIONERS****VII. CONTINUED MATTERS****VIII. NEW MATTERS**

VIII-A [ID 24-1613](#)

Consideration of Conditional Use Permit Application No. P24-02488 and related Environmental Assessment No. P24-02488, pertaining to approximately 7.57 acres of property located on the northwest corner of East Copper Avenue and North Portofino Drive (Council District 6) - Planning and Development Department.

1. **ADOPT** Environmental Assessment No. P24-02488, dated December 4, 2024, an Addendum to the Final Subsequent Environmental Impact Report State Clearinghouse No. 2000021003 (“SEIR”) for the proposed project, pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.
2. **APPROVE** Conditional Use Permit Application No. P24-02488 which requests authorization to construct a 90-unit multi-family residential development, subject to compliance with the Conditions of Approval dated December 4, 2024.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A - Project Exhibits \(Site Plan, Floor Plan, & Elevati](#)

[Exhibit B - Operational Statement \[8-26-2024\]](#)

[Exhibit C - Aerial Map](#)

[Exhibit D - Fresno General Plan Land Use & Zoning Map](#)

[Exhibit E - Fresno Municipal Code Findings](#)

[Exhibit F - Public Hearing Notice Radius Map \(1,000 feet\)](#)

[Exhibit G - Neighborhood Meeting Summary](#)

[Exhibit H - Conditions of Approval for Conditional Use Perr](#)

[Exhibit I - Comments & Requirements from Responsible Ac](#)

[Exhibit J - Environmental Assessment No. P24-02488 \[12-](#)

VIII-B [ID 24-1625](#)

Hearing to consider Plan Amendment Application No. P24-04066, filed by the Planning and Development Director, to amend the text of Chapter 11 of the Fresno General Plan by replacing the current Fresno Housing Element (2015-2023) with an updated Fresno Multi-Jurisdictional Housing Element (Fresno Housing Element, 2023-2031). The Housing Element is a state-mandated plan for meeting the city's housing needs, including housing affordable to low- and moderate-income households and special needs populations. The Multi-Jurisdictional Housing Element is applicable within the Fresno city limits and would apply to all lands annexed into the City of Fresno.

1. **RECOMMEND that the City Council FIND** that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines pursuant to the commonsense exemption set forth in Section 15061(b) (3) because it can be seen with certainty that adoption of the Fresno Housing Element (2023-2031) has no possibility of causing a significant effect on the environment.
2. **RECOMMEND that the City Council ADOPT RESOLUTION** - approving Plan Amendment Application No. P24-04066, amending the text of Chapter 11 of the Fresno General Plan to replace the 2015-2023 Fresno Housing Element with the Fresno Housing Element (2023-2031), including all Text, Policies, Maps, Tables, and Exhibits contained in the Fresno Housing Element dated December 2024 and authorizing the Planning and Development Director to file all necessary material with the Department of Housing and Community Development (HCD) for HCD to find that the Housing Element is in conformance with State Housing Element Law and to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by the HCD to achieve certification.

Sponsors:

Planning and Development Department

Attachments:[Exhibit A - Fresno Housing Element, December 2024](#)[Exhibit B - CA Department of Housing & Community Devel](#)[Exhibit C - Fresno Housing Element Errata](#)[Exhibit D - Public Comments](#)[Exhibit E - Fresno Housing Element Submittal and Revisio](#)[Exhibit F - Municipal Code Findings](#)[Exhibit G - Environmental Assessment](#)[Exhibit H - Presentation](#)**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