

City of Fresno

City Hall Council Chambers

2600 Fresno Street

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Meeting Minutes

Wednesday, April 7, 2021

6:00 PM

Regular Meeting
Electronic Only

Planning Commission

Chairperson - Kathy Bray

Vice Chair – Brad Hardie

Commissioner - David Criner

Commissioner – Debra McKenzie

Commissioner - Peter Vang

Commissioner – Monica Diaz

Commissioner - Vacant

Chair Bray called the meeting to order at 6:01 pm.

I. ROLL CALL

STAFF: Gonzales, Kolluri (City Attorney’s Office); Clark, Sanchez, Tackett, Trejo, Kachadourian, Holt, Veatch, Young (Planning and Development); Benelli (Public Works); Gray (Public Utilities).

Present: 5 – Commissioner Brad Hardie, Commissioner David Criner, Commissioner Peter Vang, Commissioner Monica Diaz, and Chair Kathy Bray

Absent: 1 – Commissioner Debra McKenzie

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Chair Bray.

III. PROCEDURES

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

IV. AGENDA APPROVAL

ID21-457 continued to April 21, 2021

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

Aye: 5 – Commissioner Hardie, Commissioner Criner, Commissioner Vang, Commissioner Diaz, and Chair Bray.

No: 0

Status: 5 – 0 Pass

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

V. CONSENT CALENDAR

No items on the consent calendar for consideration.

- A. Minutes
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

Commissioner Vang shared sentiments towards rising cases of anti-Asian hate crimes.

VII. CONTINUED MATTERS

VII-A.

ID21-466 Consideration of 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).

MOTION TO CONTINUE PLAN AMENDMENT NO. P20-01665, REZONE NO. P20-01665, AND RELATED ENVIRONMENTAL ASSESSMENT NO. P20-01665.

On motion of Commissioner Diaz, seconded by Commission Hardie, that the above item be continued and referred back to staff. The motions carried by the following vote:

Aye: 5 – *Commissioner Hardie, Commissioner Criner, Commissioner Vang, Commissioner Diaz, and Chair Bray.*

No: 0

Status: 5 - 0 **Pass**

VII-B

ID21-467 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).

COMMISSIONER HARDIE AND COMMISSIONER DIAZ RECUSED THEMSELVES. NO QUORUM ESTABLISHED.

Applicant/Representative agreed to have this item continued to April 21, 2021.

VII-C

ID21-481 Consideration of Conditional Use Permit Application No. P20-01589 and related Environmental Assessment No. P21-01589, 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. (Council District 2)

Sponsors: Planning & Development Department

Planner Thomas Veatch presented the item.

Applicant and representatives presented reasoning and justification for approval.

Six members of the public spoke in opposition of the project.

The applicant provided feedback to those who spoke in opposition.

Chair closed the public comment segment and brought the item to the dais for discussion.

MOTION TO GRANT APPROVAL OF STAFF RECOMMENDATIONS.

On motion by Commissioner Diaz, seconded by Chair Bray, that the action item above be approved. The motion carried by the following vote:

Aye: 2 – Chair Bray and Commissioner Diaz.

No: 2 – Commissioner Criner and Commissioner Vang.

Status: 2 – 2 **Technical Denial**

MOTION TO DENY STAFF RECOMMENDATION AND UPHOLD APPEAL.

On motion by Commission Vang, seconded by Commissioner Criner, that the Action Item above be approved. The motion carried by the following vote:

Aye: 2 – Commission Vang and Commissioner Criner.

No: 2 – Commissioner Diaz and Chair Bray.

Status: 2 – 2 **Technical Denial**

Commissioner Criner left meeting at 7:17pm.

VIII. NEW MATTERS

VIII-C.

ID21-486 Consideration of Conditional Use Permit Application No. P20-04902 and related Environmental Assessment No. P20-04902, for property located on the north side of East Tulare Street, between North Fowler and North Claremont Avenues. (Council District 5)

Staff recommends that the Planning Commission take the following action:

1. **ADOPT** Environmental Assessment No. P20-04902, dated April 7, 2021, a Class 32 Categorical Exemption (In-fill development projects) for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. **APPROVE** Conditional Use Permit Application No. P20-04902 subject to the compliance with the Conditions of Approval dated April 7, 2021, authorizing construction of a multi-unit residential development consisting of 42 detached, single-story single-family homes and a ten percent reduction in the minimum off-street parking requirement.

Fire Department agreed to remove condition item no. 7 which required fire sprinklers for each unit.

Sponsors: Planning & Development Department

Planner Thomas Veatch presented the item.

Applicant's representative and the project developer spoke on the item.

Applicant's representative requests to remove condition A-8.

No one from the public spoke in favor or opposition of the project.

MOTION TO GRANT APPROVAL OF THE PROJECT AND APPROVE ENVIRONMENTAL ASSESSMENT.

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

Aye: 4 - Commissioner Hardie, Commissioner Diaz, Commissioner Vang, and Chair Bray.

No: 0

Status: 4 - 0 **Pass**

VIII-B.

ID21-468 Consideration of Vesting Tentative Tract Map No. 6338/UGM and related addendum to Environmental Assessment No. A-16-014/R-16-013/T-6165 pertaining to +/- 11.34 acres of property located on the north side of East Church Avenue and the east

side of South Sunnyside Avenue. (Council District 5)

Staff recommends that the Planning Commission take the following action:

1. **ADOPT** an addendum to Environmental Assessment No. A-16-014/R-16-013/T-6165 dated March 12, 2021, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.
2. **APPROVE** Vesting Tentative Tract Map No. 6338/UGM, proposing to subdivide +/- 11.34 acres of property into a 66-lot single-family residential development, subject to compliance with the Conditions of Approval dated April 7, 2021.

Sponsors: Planning & Development Department

Planner Robert Holt presented the item.

Applicant spoke on behalf of the project.

No one spoke in support of the project.

Four individuals spoke in opposition of the project.

MOTION TO GRANT APPROVAL OF STAFF RECOMMENDATIONS.

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

***Aye:** 3 - Commissioner Hardie, Commissioner Diaz, and Chair Bray.*

***No:** 1 - Commissioner Vang.*

Status:** 3 - 1 **Technical Denial to move forward to City Council

IX. REPORT BY SECRETARY

No reports.

X. SCHEDULED ORAL COMMUNICATIONS

No scheduled oral communications.

XI. UNSCHEDULED ORAL COMMUNICATIONS

Venice Curry spoke in opposition for the Elm Avenue Plan Amendment & Rezone Application No. P20-01665 and the related Environmental Assessment No. P20-01665.

XII. ADJOURNMENT

Adjournment at 8:17 P.M.