

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Agenda - Final

Wednesday, November 20, 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 - PROCEDIMIENTOS - KEV SAB LAJ

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

V-A [ID 24-1429](#) October 2, 2024 Planning Commission Regular Meeting Minutes

Sponsors: Planning and Development Department

Attachments: [Exhibit A - October 2, 2024 DRAFT Planning Commission](#)

- V-B [ID 24-1480](#) October 16, 2024 Planning Commission Regular Meeting Minutes
- Sponsors:** Planning and Development Department
- Attachments:** [Exhibit A - October 16, 2024 DRAFT Planning Commissior](#)
- V-C [ID 24-1512](#) Consideration of the Fresno City Planning Commission Meeting Schedule for Calendar Year 2025
- Sponsors:** Planning and Development Department
- Attachments:** [Exhibit A - 2025 PLANNING COMMISSION MEETING SC](#)

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- VIII-A [ID 24-1497](#) Consideration of Text Amendment Application No. P24-02419 and related Environmental Finding for Environmental Assessment No. P24-02419, amending Sections 15-4907 and 15-5016 of the Fresno Municipal Code, relating to modification authority for conditional use permits.
1. **RECOMMEND ADOPTION** (to the City Council), of a finding set forth in Environmental Assessment No. P24-02419, that Text Amendment Application No. P24-02419 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).
 2. **RECOMMEND ADOPTION** (to the City Council), of Text Amendment Application No. P24-02419, to amend Sections 15-4907 and 15-5016 of the Fresno Municipal Code, relating to Planning Actions and Revocation of Permits to allow City-initiated modification of Conditional Use Permits.
- Sponsors:** Planning and Development Department
- Attachments:** [Exhibit A - Director Initiation](#)
[Exhibit B - Draft Ordinance](#)
[Exhibit C - Public Notice](#)
[Exhibit D - Fresno Municipal Code Findings](#)
[Exhibit E - Environmental Assessment](#)

VIII-B [ID 24-1570](#)

Public hearing to consider adoption of the South Central Specific Plan and related Final Environmental Impact Report (Final EIR), State Clearinghouse (SHC) No. 2019079022. The following applications have been filed by the Planning and Development Director and pertain to approximately 5,567 acres (see Exhibit A) in the South Industrial Priority Area:

1. **Recommend consideration (to the City Council) of Final Environmental Impact Report** (EIR SCH No. 2019079022) for the South Central Specific Plan and related Plan Amendment and Rezone. (see Exhibits O, P, Q and R).
 - a. **Recommend consideration (to the City Council) of Findings of Fact and Statement of Overriding Considerations** pursuant to CEQA Guidelines Section 15091; and
 - b. **Recommend consideration (to the City Council) of the Mitigation Monitoring and Reporting Program (MMRP)** pursuant to CEQA Guidelines Section 15097.
2. **Recommend consideration (to the City Council) of Plan Amendment Application P24-03961**, which proposes to repeal the North Avenue Industrial Triangle Specific Plan, pertaining to approximately 930 acres located in the South Industrial Priority Area (see Exhibit B).
3. **Recommend consideration (to the City Council) of Plan Amendment Application P24-03962**, which proposes to repeal that part of the Roosevelt Community Plan that overlaps with the South Central Specific Plan area, pertaining to approximately 3,888 acres (see Exhibit C).
4. **Recommend consideration (to the City Council) of Plan Amendment Application P24-03963**, which proposes to adopt the November 2024 Draft of the South Central Specific Plan, pertaining to approximately 5,567 acres located in the South Industrial Priority Area (see Exhibits E and H).
5. **Recommend consideration (to the City Council) of Plan Amendment Application P24-03965**, which

proposes to update the Land Use Map (Figure LU-1) of the Fresno General Plan, pertaining to 1,103 acres, to incorporate the land use changes proposed in the South Central Specific Plan (see Exhibit I).

6. **Recommend consideration (to the City Council) of Rezone Application P24-03970**, which proposes to rezone approximately 279 acres of property within the South Central Specific Plan area to be consistent with the planned land uses proposed in the South Central Specific Plan (see Exhibit J).

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A - Vicinity Map](#)

[Exhibit B - Plan Amendment P24-03961: Map of North Ave](#)

[Exhibit C - Plan Amendment P24-03962: Map of Roosevelt](#)

[Exhibit D - City Council Resolution 2019 – 235](#)

[Exhibit E - Plan Amendment P24-03963: South Central Sp](#)

[Exhibit F - Redline revisions to the Public Review Draft SC](#)

[Exhibit G - Map of Existing General Plan Land Use](#)

[Exhibit H - Plan Amendment P24-03963: Map of South Ce](#)

[Exhibit I - Plan Amendment P24-03965: Map of proposed c](#)

[Exhibit J - Rezone P24-03970: Proposed Changes to the Z](#)

[Exhibit K - Plan Response to Comments](#)

[Supplemental Exhibit L - REVISED Plan Comments Receiv](#)

[Supplemental Exhibit M - REVISED Land Use Change Rec](#)

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

[Exhibit O - Draft EIR](#)

[Exhibit P - Final EIR](#)

[Exhibit Q - Findings of Fact & Statement of Overriding Con](#)

[Exhibit R - Mitigation Monitoring and Reporting Program](#)

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.

[ID 24-1536](#)

Public Comment Received

Attachments:

[Exhibit A - Materials Received from Public - 10.31.2024](#)

XII. ADJOURNMENT