

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - 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

6:00 p.m.

Director Clark made an announcement due to traffic and the difficulties getting to City Hall, the meeting would be delayed by approximately 10 minutes. She advised that yellow speaker cards were available to be completed at the front of Council Chambers.

Chair Vang called the meeting to order at 6:06 p.m.

Commissioner Criner arrived at 6:20 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Sophia Pagoulatos, Adrienne Asadoorian-Gilbert, Casey Lauderdale, Michelle Zumwalt, Kari Camino, Heather Thomas (CAO), Dejan Pavic (DPU), Denise Soria (DPU), Jill Gormley (DPW), and Andreina Aguilar (DPW).

Present 7 - Chairperson Peter Vang, Commissioner David Criner ,
Commissioner Kathy Bray, Commissioner Monica Diaz,
Commissioner Jacqueline G. Lyday, Commissioner Linda
Calandra, and Commissioner Gurdeep Singh Shergill

II. PLEDGE OF ALLEGIANCE

6:06 p.m.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

6:07 p.m.

Chair Vang read the procedures aloud.

IV. AGENDA APPROVAL

6:08 p.m.

Trejo reported no changes to the agenda.

On motion of Vice Chair Bray, seconded by Commissioner Calandra, the AGENDA was APPROVED. The motion carried by the following vote:

Aye: 6 - Chairperson Vang, Commissioner Bray, Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

Absent: 1 - Commissioner Criner

V. CONSENT CALENDAR

6:09 p.m.

On motion of Commissioner Diaz, seconded by Commissioner Lyday, the CONSENT CALENDAR was APPROVED. The motion carried by the following vote:

Aye: 6 - Chairperson Vang, Commissioner Bray, Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

Absent: 1 - Commissioner Criner

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

V-B [ID 24-1480](#) October 16, 2024 Planning Commission Regular Meeting Minutes

V-C [ID 24-1512](#) Consideration of the Fresno City Planning Commission Meeting Schedule for Calendar Year 2025

VI. REPORTS BY COMMISSIONERS

None

VII. CONTINUED MATTERS

N/A

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.

6:10 p.m.

Asadoorian-Gilbert made a presentation regarding a Text Amendment that would grant authority to the City Council, Planning Commission, and Director of Planning and Development to modify Conditional Use Permits. Staff was available for questions.

No public comment was given.

On motion of Commissioner Calandra, seconded by Commissioner Bray, that the above Action Item be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairperson Vang, Commissioner Bray, Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

Absent: 1 - Commissioner Criner

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).

6:12 p.m.

Commissioner Criner arrived at 6:20 p.m.

Pagoulatos made a presentation on the South Central Specific Plan. She discussed the background, outreach and engagement, plan overview, the Environmental Impact Report, Land Use Change Requests, and public comment. She spoke of the building blocks, vision and goals, guiding principles, policies (which include transportation, air quality, environmental impacts, and community development.), and development regulations consistent with Council Resolution 2019-235. She further explained the 1,000-foot Buffer of Sensitive Uses, and Staff recommendations. Sydney Coatsworth, and Kathie Washington from Ascent Environmental, Inc. (Consultants) were present and available for questions.

Commissioners asked questions about comments received from the public, down-zoning concerns, and the creation of new jobs and a better living area. Pagoulatos spoke of the balance the Plan offers creating a buffer around sensitive areas.

Public Comment:

No one spoke in favor of the project.

Chair Vang made a motion to allow public testimony from those in opposition of the project up to 6 minutes for translation services.

23 people spoke in opposition of the project, voicing concerns of strict regulations, little notice, and lack of accommodations to meet the new requirements. They also spoke of how down-zoning would be detrimental to the industrial and manufacturing industries, and impact planned future developments. Others spoke of concerns regarding safety for the children in

the neighborhood, increased pollution, and health risks from living in the area.

From 7:47p.m. to 8:05 p.m. the Planning Commission Meeting was on a break.

Pagoulatos addressed the Commissioners explaining the difficulty of balancing the concerns of the public, specifically the truck and fleet measures, and the buffer around Orange Center School.

Commissioners asked about taking away value from the property owners, not encouraging businesses to come to Fresno, and with so much opposition, is this the right direction for the City. Chair Vang felt that the City worked hard to find a compromise, but with both parties uniting in opposition, he does not feel comfortable recommending for approval.

Roll call vote was taken.

On motion of Vice Chair Bray, seconded by Commissioner Calandra, that the above Action Item be RECOMMENDED FOR DENIAL. The motion carried by the following vote:

Aye: 7 - Chairperson Vang, Commissioner Criner , Commissioner Bray, Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

IX. REPORT BY SECRETARY

8:17 p.m.

Clark stated there are important items coming before the Commission in December and reminded them of the importance of notifying Staff of their attendance when trying to identify quorum.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

[ID 24-1536](#) Public Comment Received

8:17 p.m.

1 member of the public spoke about the City of Fresno's Draft Housing Element. She voiced concerns about information not being available, lack of community notification, and insufficient community meetings, especially in South West Fresno.

Commissioners asked where the information could be accessed by the public, and spoke of meetings being held to insure the information was being provided.

Commissioner Shergill wanted to thank the State of California, and the Department of Education for bringing awareness to Sikh Appreciation Month.

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 8:26 p.m.