

# City of Fresno

*City Hall Council Chambers  
2600 Fresno Street*



## **Meeting Agenda - Final**

**Wednesday, March 15, 2023**

**6:00 PM**

**Regular Meeting**

**In Person and/or Electronic  
City Hall Council Chambers  
Planning Commission**

*Chairperson – Peter Vang  
Vice Chair – Brad Hardie  
Commissioner – David Criner  
Commissioner – Haley M Wagner  
Commissioner – Kathy Bray  
Commissioner – Monica Diaz  
Commissioner – Jacqueline Lyday*

**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 in one of the two following ways:**

- 1. Participate In Person: Council Chambers, City Hall, 2nd Floor, 2600 Fresno Street, Fresno, CA 93721**
  - a. To speak during a Commission meeting in person: You may approach the speaker podium upon the Chair’s call for public comment.**
- 2. Participate Remotely via Zoom:**  
**[https://zoom.us/webinar/register/WN\\_I18M0bh8TbSGAo27i5ze1Q](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.**
  - b. To speak during a Commission meeting while attending remotely in the Zoom application, click on the icon labeled “Participants” at the bottom of the screen. Then select “Raise Hand” at the bottom of the Participants window. Your digital hand will now be raised. You will be asked to “unmute” when your name is called to speak. You will not be visible via video and there will be no opportunity to share your screen.**

**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 [PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@fresno.gov). 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.**
  - 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 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.**

**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**

**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](mailto: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 23-24](#) February 15, 2023 Planning Commission Regular Meeting Minutes

**Sponsors:** Planning and Development Department

**Attachments:** [Exhibit A - February 15, 2023, DRAFT Planning Commission](#)

V-B [ID 23-150](#)

March 1, 2023 Planning Commission Regular Meeting Minutes

**Sponsors:**

Planning and Development Department

**Attachments:**

[Exhibit A - March 1, 2023, DRAFT Planning Commission M](#)

V-C [ID 23-424](#)

CONTINUED FROM MARCH 1, 2023

Consideration of Vesting Tentative Tract Map No. 6385, Planned Development Permit Application No. P22-04278, and related Environmental Assessment No. T-6385/P22-04278 for approximately 11.10 acres of property located on the northwest corner of North Alicante Drive and North Willow Avenue (Council District 6).

1. **ADOPT** Environmental Assessment No. T-6385/P22-04278 dated January 25, 2023, an Addendum to the Final Subsequent Environmental Impact Report State Clearinghouse No. 200021003 ("SEIR") for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. **APPROVE** Vesting Tentative Tract Map No. 6385 dated December 19, 2022, proposing to subdivide approximately 11.10 acres of the subject property into a 39-lot single-family residential subdivision, subject to compliance with the Conditions of Approval dated March 15, 2023.
3. **APPROVE** Planned Development Permit Application No. P22-04278 proposing to modify the RS-4 (*Single-Family Residential, Medium Low Density*) zone district development standards to allow for a reduction in the front yard setback to living façade, increase of maximum lot coverage, and gated private streets.

**Sponsors:**

Planning and Development Department

**Attachments:**[Exhibit A – Vesting Tentative Tract Map 6385 \[12-19-22\]](#)[Exhibit A-1 - Planned Development Site Plan \[12-19-22\]](#)[Exhibit B - Operational Statement \[12-19-22\]](#)[Exhibit C - Aerial Map](#)[Exhibit D - Vicinity Map](#)[Exhibit E - Fresno General Plan Land Use & Zoning Map](#)[Exhibit F - Fresno Municipal Code Findings](#)[Exhibit G - Public Hearing Notice Radius Map \(1000 feet\)](#)[Exhibit H – Conditions of Approval for Vesting Tentative Tr](#)[Exhibit I - Conditions of Approval for Planned Development](#)[Exhibit J - Comments & Requirements from Responsible A](#)[Exhibit K - Acoustical Analysis prepared by WJV Acoustics](#)[Exhibit L - Environmental Assessment T-6385/P22-04278](#)

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

**VIII-A [ID 23-386](#)**

Consideration of an appeal filed regarding Conditional Use Permit Application No. P22-02534 and related Environmental Assessment, for property located at 2840 Tulare Street; Located on the southeast side of Tulare Street between "R" Street and "S" Street." (Council District 3) - Planning and Development Department

Based upon the evaluation contained in this report and the appeals received from the appellants, staff recommends that the Planning Commission take the following actions:

1. **CONSIDER** Environmental Assessment No. P22-02534 dated January 18, 2023, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15332/Class 32 Categorical Exemption.
2. **DENY** the appeal and **UPHOLD** the action of the Planning and Development Department Director in the approval of Conditional Use Permit Application No. P22-02534 authorizing the construction of a ± 2,406 square foot Starbucks shell building with a ± 840 square foot patio, a drive-through with capacity for seventeen (17) vehicles, and full improvements to the site with a new parking lot and landscaping.

**Sponsors:**

Planning and Development Department



**Attachments:**[Exhibit A - Aerial Photo & Zoning Map](#)[Exhibit B - Project Information Tables](#)[Exhibit C - Project Operational Statement](#)[Exhibit D - Project Site Plan](#)[Exhibit E - Project Landscape Plan](#)[Exhibit F - Project Elevations](#)[Exhibit G - Notice of Intent to Take Action](#)[Exhibit H - Notice of Action](#)[Exhibit I - Larry Taylor Appeal Letter](#)[Exhibit J - Sean Boyd Appeal Letter](#)[Exhibit K - Notice of Public Hearing](#)[Exhibit L - Indirect Source Review & Air Impact Assessment](#)[Exhibit M - SJVAPCD Letter \[11-7-22\]](#)[Exhibit N - Fresno Municipal Code Findings](#)[Exhibit O - Environmental Assessment - Categorical Exemption](#)[Exhibit P - Conditions of Approval](#)[Exhibit Q - Letters of Support](#)[Exhibit R - Vehicle Miles Travelled Analysis](#)

**VIII-B** [ID 23-167](#)

Consideration of Development Permit Application No. P22-01346 and related Environmental Assessment No. P22-01346 for approximately ±0.69 acres of property located on the northwest corner of East McKinley and North Fine Avenues. (Council District 4) - Planning and Development Department.

1. **CONSIDER** Categorical Exemption Class 32 (In-Fill Development Project) prepared for Environmental Assessment (EA) No. P21-01346, dated December 8, 2022, for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. **DENY** the appellant's appeal and **UPHOLD** the action of the Planning and Development Department Director to approve Development Permit Application No. P22-01346, a request to construct a carwash, subject to Conditions of Approval dated December 8, 2022.

**Sponsors:**

Planning and Development Department

**Attachments:**

[Exhibit A - Vicinity Map](#)

[Exhibit B - Aerial Map](#)

[Exhibit C - Public Hearing Notice & Map](#)

[Exhibit D - Existing Planned Land Use Map](#)

[Exhibit E - Existing Zone Map](#)

[Exhibit F - Exhibits](#)

[Exhibit G - Operational Statement](#)

[Exhibit H - Project Information Tables](#)

[Exhibit I - Environmental Assessment P22-01346 \[12-8-22\]](#)

[Exhibit J - Conditions of Approval](#)

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

[Exhibit L - Protest Letters](#)

[Exhibit M - Notice of Action](#)

[Exhibit N - Appeal Letter](#)

[Exhibit O - Noise Assessment](#)

[Exhibit P - Cross Access Agreement](#)

[Exhibit Q - Parcel Map No. 81-27](#)

[Exhibit R - Responses to Notice of Public Hearing](#)

[Supplemental Exhibit S – Letters of Opposition from 3/10 to](#)

[Supplemental Exhibit T – Letters from the Applicant \[03-14](#)

**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**

UPCOMING MATTERS (dates subject to change)