

# City of Fresno

*City Hall Council Chambers  
2600 Fresno Street*



## Meeting Agenda - Final

**Wednesday, May 4, 2022**

**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 – Monica Diaz  
Commissioner – Vacant  
Commissioner – Vacant*

**PUBLIC ADVISORY**

**THE CITY COUNCIL CHAMBERS AND CITY HALL WILL BE OPEN TO THE PUBLIC AT LIMITED CAPACITY**

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

**The meeting can also be viewed live at 6:00 P.M. on Comcast Channel 96 and AT&T channel 99.**

**Members of the public are encouraged to participate electronically because of reduced capacity of seating in the Chambers to allow for social distancing. Masks will be required for the vaccinated and unvaccinated.**

**Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Commission meeting, please contact the City Clerk's Office, 559-621-7650 within 48 hours of the meeting.**

**PUBLIC COMMENT:**

**The following options are available for members of the public who want to address Planning Commission:**

**1. eComment at <https://fresno.legistar.com/Calendar.aspx>.**

**a) eComments is a tool for citizens to use to make comments on agenda items. It will be closed at the start of the meeting and will be a part of the official record. The User Agreement and Procedures document for eComment can be accessed by the URL <https://www.fresno.gov/cityclerk/>**

**b) eComments will be a maximum of 450 words.**

**OR**

**2. You are invited to a Zoom webinar.**

**a) If you would like to speak on an agenda item, you can access the meeting remotely from a PC, Mac, iPad, iPhone, or Android device:**

**Please use this URL <https://zoom.us/j/98135780878>**

**b) Those addressing Commission must state their name for the record.**

OR

3. Join by phone: 1-669-900-9128

Webinar ID: 981 3578 0878

a) Those addressing the Commission must state their name and address for the record.

4. Email to: [PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@fresno.gov)

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 will be distributed to the Planning Commission prior and during the meeting and will be a part of the official record.

d) Notwithstanding subsection c) above, 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 participants will be on mute until they are called upon at which point they will be unmuted. To prevent participants from having their video on, we will remove the option to show their video.

Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission meeting, please contact the Planning Division, 559-621-8277 within 48 hours of the meeting.

The City of Fresno thanks you in advance for taking all precautions to prevent spreading COVID-19 virus.

**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 22-635](#) September 1, 2021 Planning Commission Regular Meeting  
Minutes

**Sponsors:** Planning and Development Department

**VI. REPORTS BY COMMISSIONERS****VII. CONTINUED MATTERS**

**VII-A** [ID 22-704](#)

Consideration of an appeal filed regarding Conditional Use Permit Application No. P21-06304 and related Environmental Assessment, for property located at 640 R Street; located on the easterly corner of the intersection Mono Street and R Street abutting State Route 41. (Council District 3)

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

1. CONSIDER Environmental Assessment No. P21-06304 dated February 24, 2021, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15303/Class 3 and Section 15332/Class 32 Categorical Exemptions.
2. DENY the appeal and UPHOLD the action of the Planning and Development Department Director in the approval of Conditional Use Permit Application No. P21-06304 authorizing the construction of an 80-foot mono-pine telecommunications tower and facility with associated ground equipment to operate a wireless telecommunications facility.

**Sponsors:**

Planning and Development Department

**VII-B** [ID 22-657](#)

Consideration of an Amendment to Section 3.9(a) of the Development Agreement by and between the City of Fresno and 2500 MLK, LLC. filed by Jeff Reid of McCormick Barstow LLP, on behalf of Sylvesta Hall of Blue Ocean Development America, LLC, pertaining to ±115 acres of property bounded by East Church Avenue to the north, South Martin Luther King Jr. Boulevard to the east, East Jensen Avenue to the south, and South Knight Avenue to the west (Council District 3).

1. RECOMMEND ADOPTION (to the City Council) of an Addendum to Environmental Assessment No. A-17-007/R-17-010/TPM-17-06/ANX-17-005 dated August 24, 2017, and Environmental Assessment No. P18-03290 dated February 13, 2020, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.

2. RECOMMEND APPROVAL (to the City Council) of an amendment to Section 3.9(a) of the Development Agreement by and between the City of Fresno and 2500 MLK, LLC. for the West Creek Village Project.

**Sponsors:**

Planning and Development Department

**VII-C** [ID 22-721](#)

Hearing to consider a proposed Development Agreement by and between the City of Fresno and Parc West Development, Inc. relating to the development of the Parc West Project (Council District 1).

1. RECOMMEND APPROVAL (to the City Council) of the adoption of an addendum to the previously certified Final Environmental Impact Report (EIR) SCH No. 2020039061, pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.

2. RECOMMEND APPROVAL (to City Council) of an ordinance approving the Development Agreement by and between the City of Fresno and Parc West Development, Inc. for purposes of the Parc West Project, pertaining to ±160 acres of property located on the west side of North Grantland Avenue between West Ashlan Avenue and the West Gettysburg Avenue alignment.

**Sponsors:**

Planning and Development Department

**VII-D** [ID 22-719](#)

WORKSHOP on the Housing Element 2021 Annual Progress Report, with Public Comment

**Sponsors:**

Planning and Development Department

**VII-E** [ID 22-718](#)

WORKSHOP - Overview of the Southwest Fresno Specific Plan, adopted October 26, 2017.

**Sponsors:**

Planning and Development Department

**VIII. NEW MATTERS**

**VIII-A [ID 22-705](#)**

CONTINUED TO MAY 18, 2022

Consideration of Rezone Application No. P22-00451, pertaining to ±5.57 acres of property located on the southwest corner of West Bullard Avenue and North Del Mar Avenue (Council District 4) - Planning & Development Department.

1. RECOMMEND ADOPTION (to the City Council) of Environmental Assessment No. P22-00451, dated May 4, 2022, a determination that the proposed project is in compliance with Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Environmental Quality Act; and,
2. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P22-00451, requesting authorization to rezone the subject property from the PI/CZ (Public and Institutional/with conditions of zoning) zone district to the PI (Public and Institutional) zone district in order to remove the condition of zoning tied to the ±5.57 acres of property located at 255 West Bullard Avenue.

**Sponsors:**

Planning and Development Department

**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)