

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Agenda - Final

Wednesday, July 3, 2024

6:00 PM

Regular Meeting

**In Person and/or Electronic
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 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
 - 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 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

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 24-875](#) June 5, 2024 Planning Commission Regular Meeting Minutes

Sponsors: Planning and Development Department

Attachments: [Exhibit A - June 5, 2024 DRAFT Planning Commission Min](#)

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS**VII-A [ID 24-908](#)****CONTINUED FROM JUNE 5, 2024**

City Council initiated General Plan Amendment and Rezone Application No. P24-00589, and related Environmental Assessment pertaining for two (2) adjoining parcels of approximately ±2.26 acres (total) located at the northwest corner of East McKinley and North Fine Avenues. (Council District 4) - Planning and Development Department.

1. **RECOMMEND CONSIDERATION** (to the City Council) of the Environmental Assessment for P24-00589 of a Negative Declaration, dated May 31, 2024, prepared for the proposed plan amendment/rezone pursuant to California Environmental Quality Act (CEQA) Guidelines; and
2. **RECOMMEND CONSIDERATION** (to the City Council) of General Plan Amendment No. P24-00589 to amend the planned land use designation of the subject (±2.26 acres) properties from Employment - Light Industrial to Commercial - Community; and
3. **RECOMMEND CONSIDERATION** (to the City Council) of Rezone No. P24-00589 to rezone the subject (±2.26 acres) properties from the IL (*Light Industrial*) zone district to the CC (*Community Commercial*) zone district consistent with the amended land use designation.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A - Project Location Map](#)

[Exhibit B - Council Resolution 2023-264 \[9/28/2023\]](#)

[Exhibit C - Land Use Diagram](#)

[Exhibit D - Zoning Diagram](#)

[Exhibit E - Public Hearing Notice & Mailing Radius Diagram](#)

[Exhibit F - Airport Land Use Commission Letter \[4/11/2024\]](#)

[Exhibit G - Fresno Municipal Code RZ/PA Criteria](#)

[Exhibit H - Environmental Assessment \[5/31/2024\]](#)

[Exhibit I - Cross Parking & Access Agreement \[11/17/1981\]](#)

[Exhibit J - Zone Districts/Uses Comparison List](#)

[Exhibit K - Property Owners Discussion Status \(6/27/24 err](#)

VII-B [ID 24-907](#)**CONTINUED FROM JUNE 19, 2024**

Consideration of an appeal regarding Tentative Parcel Map No. 2023-13 and related Environmental Assessment No. TPM 2023-13 for approximately 2.91 acres of property located on the northeast corner of North West and West Olive Avenues (Council District 3) - Planning and Development Department.

1. **APPROVE** Environmental Assessment No. TPM-2023-13 dated February 6, 2024, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) Guidelines through a Section 15315/Class 15 Categorical Exemption.
2. **DENY** the appeal and **UPHOLD** the action of the Planning and Development Department Director in the approval of Tentative Parcel Map No. 2023-13 authorizing the subdivision of approximately 2.67 acres of property into a two-lot subdivision, subject to the following:
 - a. Development shall take place in accordance with the Conditions of Approval for Tentative Parcel Map No. 2023-13 dated July 3, 2024.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A – Tentative Parcel Map 2023-13 \[10-24-2023\]](#)

[Exhibit B – Appeal Letter \[2-14-2024 & 6-21-2024\]](#)

[Exhibit C – Appeal Letter \[2-16-2024\]](#)

[Exhibit D – Operational Statement \[10-24-2024\]](#)

[Exhibit E - Aerial Map](#)

[Exhibit F – Fresno Municipal Code Findings](#)

[Exhibit G – Public Hearing Notice Radius Map \(1,000 feet\)](#)

[Exhibit H - Conditions of Approval for Tentative Parcel Map](#)

[Exhibit I – Comments & Requirements from Responsible A](#)

[Exhibit J – Environmental Assessment TPM-2023-13 \[2-6-24\]](#)

VIII. NEW MATTERS

VIII-A [ID 24-892](#)

Consideration of an appeal filed regarding Development Permit Application No. P23-01190 and related Environmental Assessment for property located at 1911 East Copper River Drive on the southwest corner of East Copper River Drive and North Maple Avenue (Council District 6).

1. **ADOPT** Environmental Assessment No. P23-01190 dated February 14, 2024, an Addendum to the Final Subsequent Environmental Impact Report State Clearinghouse No. 2000021003 (SEIR) for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. **DENY** the appeal and **UPHOLD** the action of the Planning and Development Department Director in the approval of Development Permit Application No. P23-01190 authorizing the construction of a 114-unit gated multi-family residential development, subject to the following:
 - a. Development shall take place in accordance with the Conditions of Approval for Development Permit Application No. P23-01190 dated April 22, 2024.

Sponsors:

Planning and Development Department

Attachments:

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

[Exhibit B - Appeal Letters](#)

[Exhibit C - Aerial Map](#)

[Exhibit D - Public Hearing Notice Radius Map \(1,000 ft\)](#)

[Exhibit E - Conditions of Approval for Development Permit](#)

[Exhibit F - Operational Statement](#)

[Exhibit G - Site Plan, Floor Plan, Elevations](#)

[Exhibit H - Comments and Requirements from Responsible](#)

[Exhibit I - Environmental Assessment No. P23-01190 \[2-14](#)

VIII-B [ID 24-889](#)

Consideration of Plan Amendment and Rezone Application No. P22-00388, Vesting Tentative Tract Map No. 6360, Planned Development Application No. P22-00387, and Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2022080152 for a proposed 326-lot single-family residential development on the northeast corner of North Armstrong Avenue and the East McKinley Avenue Alignment (Council District 7).

1. **RECOMMEND CERTIFICATION** (to the City Council) of Final EIR SCH No. 2022080152 for a proposed 326-lot single-family residential development; and,
 - a. **RECOMMEND ADOPTION** (to the City Council) of Findings of Fact as required by Public Resources Code Section 21082(a) and CEQA Guidelines, Section 15091; and,
 - b. **RECOMMEND ADOPTION** (to the City Council) of the Statement of Overriding Considerations as required by Public Resources Code, Section 21081(b) and CEQA Guidelines, Section 15093; and
 - c. **RECOMMEND APPROVAL** (to the City Council) of a Mitigation Monitoring and Reporting Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15092; and
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P22-00388 proposing to amend the Fresno General Plan and McLane Community Plan from the Low Density Residential (±28.6 acres) planned land use designation to the Medium Density Residential (±28.6 acres) planned land use designation.
3. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P22-00388 proposing to amend the Official Zone Map to reclassify the ±28.6-acre property from the RS-3 (*Single Family Residential, Low Density*) zone district to the RS-5 (*Single Family Residential, Medium Density*) zone district.
4. **RECOMMEND APPROVAL** (to the City Council) of Vesting Tentative Tract Map No. 6360 which requests authorization to subdivide an approximately 28.6-acre property for purposes of creating a 326-lot single family residential subdivision on the northeast corner of North Armstrong Avenue and the East

McKinley Avenue Alignment subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the Planning Commission dated July 3, 2024.

5. **RECOMMEND APPROVAL** (to the City Council) of Planned Development Permit Application No. P22-00387 which requests authorization to establish a gated community with private streets and modified property development standards subject to compliance with the Conditions of Approval dated July 3, 2024.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A - Vesting Tentative Tract Map 6360 \[11-21-2022\]](#)
[Exhibit A-1 - Planned Development Site Plans \[03-29-2023\]](#)
[Exhibit B - Operational Statement](#)
[Exhibit C - 2024 Aerial Photograph of Site](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Existing Fresno General Plan Planned Land Use](#)
[Exhibit F - Proposed Planned Land Use](#)
[Exhibit G - Proposed Rezone Exhibit](#)
[Exhibit H - Fresno Municipal Code Findings](#)
[Exhibit I - Noticing Vicinity Map \(1000 feet\)](#)
[Exhibit J - Conditions of Approval for Vesting Tentative Tra](#)
[Exhibit K - T-6360 Comments & Requirements from Respo](#)
[Exhibit L - Conditions of Approval for Planned Developmen](#)
[Exhibit M-1 - Draft Environmental Impact Report](#)
[Exhibit M-2 - Draft Environmental Impact Report –Appendi](#)
[Exhibit M-3 - Final Environmental Impact Report/Response](#)
[Exhibit M-4 - Mitigation Monitoring & Reporting Program](#)
[Exhibit M-5 - Findings of Fact & Statement of Overriding Co](#)

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