

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - 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

Chair Vang called meeting to order at 6:00 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Phillip Siegrist, Chris Lang, John George, Janice Monroe, Kari Camino, Heather Thomas (CAO), Harmanjit Dhaliwal (DPW), and Dejan Pavic (DPU).

Present 6 - Chairperson Peter Vang, Commissioner David Criner ,
Commissioner Kathy Bray, Commissioner Jacqueline G.
Lyday, Commissioner Linda Calandra, and Commissioner
Gurdeep Singh Shergill

Absent 1 - Commissioner Monica Diaz

II. PLEDGE OF ALLEGIANCE

6:00 p.m.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

6:01 p.m.

Chair Vang read the procedures aloud.

IV. AGENDA APPROVAL

6:02 p.m.

Trejo asked to continue item ID 24-908 (VII-A) until the August 7, 2024 Planning Commission Meeting at the request of the property owners. He also asked to continue item ID 24-907 (VII-B) until the July 17, 2024 Planning Commission Meeting at the request of the Applicant. Trejo confirmed no other changes to the agenda.

On motion of Commissioner Bray, seconded by Commissioner Criner, the AGENDA was APPROVED AS AMENDED. The motion carried by the following vote:

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

Absent: 1 - Commissioner Diaz

V. CONSENT CALENDAR

6:04 p.m.

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

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

Absent: 1 - Commissioner Diaz

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

VI. REPORTS BY COMMISSIONERS

N/A

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.

6:04 p.m.

Chair Vang stated item VII-A (ID 24-908) is being continued as noted.

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.

6:04 p.m.

Chair Vang stated item VII-B (ID 24-907) is being continued as noted.

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.

6:05 p.m.

George made a presentation including the general location, history of Copper River Ranch, land use designations, the development standards of the RM-2 Zone District, setback requirements, the Housing Accountability Act, and Staff recommendations.

Chair Vang asked questions about community outreach and maximum height of proposed buildings (stories).

The Applicant (Darius Assemi) made a presentation on the multi-family residential development that Granville Homes has planned. He showed the site plan, neighboring buildings, elevations, crime rate comparison to the surrounding neighborhoods, Subsequent Environmental Impact Report Findings, and public outreach. He was available for questions.

Commissioners asked questions about the neighbors feeling misled about the project, concerns of traffic and the roundabout, strain on schools, walk-ability and diversity. They also appreciated the community engagement, particularly when addressing concerns of traffic, parking and quality of the homes built.

Public Comment:

2 spoke in favor of the project. No one spoke in opposition of the project.

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

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

Absent: 1 - Commissioner Diaz

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.

6:48 p.m.

Lang made a presentation on the project including location, land use reclassification, zoning, public improvements, conditions of approval, a summary of environmental impacts, public notice, proposed development, and Staff recommendations.

The Applicant (Dirk Poeschel) addressed traffic concerns and public outreach. He appreciated Staff's work on the project and said he was available for questions.

Public Comment:

No public comment was given.

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

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

Absent: 1 - Commissioner Diaz

IX. REPORT BY SECRETARY

7:02 p.m.

Director Clark introduced Commissioner Shergill to the Commission and provided a brief background. She also introduced Assistant Director Ashley Atkinson and provided a brief history/background. Clark reminded the Commissioners of heavy agendas to come and to have a safe 4th of July.

Atkinson said she was happy to be here and looks forward to working with everyone.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

7:05 p.m.

2 members of the public spoke about the projects in District 3. They voiced concerns about information not being available online, lack of community notification, and insufficient community meetings, especially in South West Fresno.

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 7:09 p.m.