

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Agenda - Final-revised

Wednesday, March 5, 2025

6:00 PM

Regular Meeting

**City Hall Council Chambers
2600 Fresno Street**

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

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

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 25-238](#) February 5, 2025 Planning Commission Regular Meeting Minutes

Sponsors: Planning and Development Department

Attachments: [Exhibit A - February 5, 2025 DRAFT Planning Commission](#)

V-B [ID 25-309](#) February 19, 2025 Planning Commission Regular Meeting Minutes

Sponsors: Planning and Development Department

Attachments: [Exhibit A - February 19, 2025 DRAFT Planning Commissio](#)

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VII-A [ID 25-250](#) **CONTINUED FROM FEBRUARY 19, 2025**

Consideration of Text Amendment Application No. P23-03472 and related environmental determination, amending Section 15-6703 and Article 68 of the Fresno Municipal Code (FMC) relating to Hospitals and Sub-Acute Care Facilities and Terms and Definitions.

1. **RECOMMEND ADOPTION** (to the City Council), of the environmental determination that Text Amendment Application No. P23-03472 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

2. **RECOMMEND APPROVAL** (to the City Council), of Text Amendment Application No. P23-03472, to amend Section 15-6703 and Article 68 of the FMC to define a Sub-Acute Care Facility and to include Sub-Acute Care Facilities in the description for Hospitals.

Sponsors: Planning and Development Department

Attachments: [Exhibit A - Text Amendment](#)
[Exhibit B - CEQA Exemption Memo](#)
[Exhibit C - Fresno Municipal Code Criteria for Text Amend](#)
[Exhibit D - Public Hearing Notice](#)
[Exhibit E - ALUC Consistency Determination Letter](#)

VII-B [ID 25-245](#)**CONTINUED FROM FEBRUARY 19, 2025**

Consideration of Text Amendment Application No. P24-00794 and related Environmental Finding for Environmental Assessment No. P24-00794, amending Sections 15-1302, 15-4907, 15-5102, 15-6702, 15-6802 of the Fresno Municipal Code, repealing Section 15-1106 of the Fresno Municipal Code, and establishing Section 15-2742.5 of the Fresno Municipal Code, to permit ministerial approval of housing projects.

1. **RECOMMEND ADOPTION** (to the City Council), of Mitigated Negative Declaration Sch No. 2024110662 for Text Amendment Application No. P24-00794.

2. **RECOMMEND ADOPTION** (to the City Council), of Text Amendment Application No. P24-00794, to amend Sections 15-1302, 15-4907, 15-5102, 15-6702, 15-6802 of the Fresno Municipal Code, repeal Section 15-1106 of the Fresno Municipal Code, and establish Section 15-2742.5 of the Fresno Municipal Code, to permit ministerial approval of housing projects in the following instances as noted below:
 - a. Ministerial approval of office to dwelling conversions in the Office zone district; and
 - b. Ministerial approval of multi-unit residential development in the RM-1, RM-2, and RM-3 zone districts on parcels within one-half mile of an existing bus stop; and
 - c. Ministerial approval of multi-unit residential uses in the NMX, CMX, RMX, CMS and CR zone districts on parcels within the City's Infill Priority Area; and
 - d. Ministerial approval of new multi-unit residential development in the Office zone district.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A - Initiating Resolution](#)

[Exhibit B - Draft Ordinance](#)

[Exhibit C - Public Notice](#)

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

[Exhibit E - Environmental Assessment \(MND SCH No. 202](#)

[Exhibit F - Response to Comments](#)

[Exhibit G - Map of Eligible Sites](#)

[Exhibit H - Public Comments](#)

[Exhibit I - Presentation](#)

[Supplemental Exhibit J - Materials Received by Public](#)

VIII. NEW MATTERS

VIII-A [ID 25-236](#)

Consideration of Vesting Tentative Tract Map No. 6475; Planned Development Permit Application No. P24-02520; and related Environmental Assessment No. T-6475/P24-02520 for approximately 5.42 acres of property located on the north side of the East McKinley Avenue alignment between North Armstrong and North Laverne Avenues (Council District 7) - Planning and Development Department.

1. **ADOPTION** of the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6475/P24-02520 dated February 10, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. **APPROVAL** of Vesting Tentative Tract Map No. 6475 proposing to subdivide approximately 5.42 acres of property into a 53-lot single-family residential development, subject to compliance with the Conditions of Approval dated March 5, 2025.
3. **APPROVAL** of Planned Development Permit Application No. P24-02520 proposing to modify the RS-5 zone district development standards to allow for a reduction in the minimum rear yard setbacks and lot size, subject to compliance with the Conditions of Approval dated March 5, 2025.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A - Vesting Tentative Tract Map 6475 \[2-11-2025\]](#)

[Exhibit A-1 - Planned Development Site Plan \[2-11-2025\]](#)

[Exhibit B - Operational Statement \[12-20-2024\]](#)

[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](#)

[Exhibit H - Conditions of Approval for Vesting Tentative Tract](#)

[Exhibit I - Conditions of Approval for Planned Development](#)

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

[Exhibit K - Environmental Assessment No. T-6475/P24-02520](#)

VIII-B [ID 25-285](#)

Consideration of an appeal regarding the denial of Variance Application No. P24-01598 requesting a variance from the maximum allowable height for a flagpole located at 3028 South Cherry Avenue on the southeast corner of East North and South Cherry Avenues. (Council District 3) - Planning and Development Department.

1. **DENY** the Appellant's appeal and **UPHOLD** the action of the Planning and Development Department Director to deny Variance Application No. P24-01598 requesting the granting of a variance from the maximum allowable flagpole height.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A - Vicinity Map](#)

[Exhibit B - Aerial Photo](#)

[Exhibit C - Project Information Tables](#)

[Exhibit D - Project Operational Statement](#)

[Exhibit E - Project Site Plan](#)

[Exhibit F - Project Elevations](#)

[Exhibit G - Notice of Intent to Take Action](#)

[Exhibit H - Denial Letter](#)

[Exhibit I - Appeal Letter](#)

[Exhibit J - Notice of Public Hearing](#)

[Exhibit K - Draft Conditions of Approval for P24-01598](#)

[Exhibit L - Draft Environmental Assessment for P24-01598](#)

[Supplemental Exhibit M - Comments Received by Public](#)

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