

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, June 19, 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 – Haley M Wagner

Commissioner – Monica Diaz

Commissioner – Jacqueline Lyday

Commissioner - Linda M Calandra

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 the meeting to order at 6:00 p.m.

Also present were Jennifer Clark, Israel Trejo, Robert Holt, Juan Lara, Janice Monroe, Kari Camino, Heather Thomas (CAO), Harmanjit Dhaliwal (DPW), and Dejan Pavic (DPU).

Present 7 - Chairperson Peter Vang, Commissioner David Criner , Commissioner Haley M. Wagner, Commissioner Kathy Bray, Commissioner Monica Diaz, Commissioner Jacqueline G. Lyday, and Commissioner Linda Calandra

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

6:03 p.m.

Trejo reported no changes to the agenda.

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

Aye: 7 - Chairperson Vang, Commissioner Criner , Commissioner Wagner, Commissioner Bray, Commissioner Diaz, Commissioner Lyday, and Commissioner Calandra

V. CONSENT CALENDAR

6:03 p.m.

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

Aye: 7 - Chairperson Vang, Commissioner Criner , Commissioner Wagner, Commissioner Bray, Commissioner Diaz, Commissioner Lyday, and Commissioner Calandra

V-A [ID 24-774](#) May 15, 2024 Planning Commission Regular Meeting Minutes

VI. REPORTS BY COMMISSIONERS

6:04 p.m.

Commissioner Criner wanted to recognize Juneteenth, and to honor and celebrate the liberation of slaves.

VII. CONTINUED MATTERS

VII-A [ID 24-848](#) **CONTINUED TO JULY 3, 2024**

Consideration of 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 May 15, 2024.

6:06 p.m.

Chair Vang stated item VII-A (ID 24-848) is being continued as noted.

VIII. NEW MATTERS

VIII-A [ID 24-777](#) Consideration of Annexation Application No. P22-03846, Pre-zone Application No. P22-04069 and the related Environmental Assessment No. P22-03846/P22-04069 pertaining to approximately 20.23 acres of property on the north and south sides of West Ashlan Avenue between North Polk and North Gregory Avenues (Council District 1).

1. **RECOMMEND ADOPTION** (to the City Council) of the Negative Declaration prepared for Environmental Assessment No. P22-03846/P22-04069 dated May 3, 2024, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines and Addendum dated June 13, 2024.
2. **RECOMMEND APPROVAL** (to the City Council) of Annexation Application No. P22-03846 (for the Ashlan-Polk Nos. 3 and 4 Reorganization) proposing detachment from the Kings River Conservation District and North Central Fire Protection District and annexation to the City of Fresno.
3. **RECOMMEND APPROVAL** (to the City Council) of Pre-zone Application No. P22-04069 proposing to pre-zone: approximately 9.54 acres of the subject property from the County of Fresno RR/NB (*Rural Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district; and approximately 9.78 acres of the subject property from the RR/NB (*Rural Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-5/cz (*Single-Family Residential, Medium Density/conditions of zoning*) zone district.

6:06 p.m.

Lara made a presentation including the general location, planned land use, Annexation proposal, Pre-Zone Application and Staff recommendations. Tract 5756 was approved on March 25, 2008 and Lara noted that at the time, no Annexation Application was submitted for the western portion of the Tract Map. The property will be Pre-Zoned, as required as a condition of zoning, to annex the property into Central Fire District 18 to offset Police and Fire costs associated with the Annexation.

Lauren Smith (Applicant) stated they have been working on this project for years and the delay in proceeding after the Tract Map was approved was due to housing downturns. The developer is ready to sell the property and a

new developer is showing interest.

Commissioners asked about community outreach, public support of the annexation, and any proposed changes to the existing properties. In response, Smith stated there was a neighborhood meeting no one attended, there was one letter in opposition of the annexation, and the properties will have street improvements. The planned development consists of 100 lots, with a pocket park and connections to city sewer and water.

No public comment was given.

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

Aye: 7 - Chairperson Vang, Commissioner Criner , Commissioner Wagner, Commissioner Bray, Commissioner Diaz, Commissioner Lyday, and Commissioner Calandra

IX. REPORT BY SECRETARY

6:14 p.m.

Director Clark warned the Commission the next meeting agenda was full and reminded them of the importance of notifying Staff of their attendance when trying to identify quorum. She concluded by thanking Commissioner Wagner for her time and service with the Planning Commission, and expressed that she would be missed.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

6:17 p.m.

4 members of the public spoke regarding the Southwest Specific Plan, Multi-Jurisdiction Plan, affordable housing, homeless problems, and their concerns that the Community is not notified or involved when decisions are being made, especially in South West Fresno.

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:26 p.m.