

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, October 16, 2024

6:00 PM

Regular Meeting

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 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

Vice Chair Bray called the meeting to order at 6:00 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Phillip Siegrist, Robert Holt, John George, Kari Camino, Heather Thomas (CAO), Dejan Pavic (DPU), and Jill Gormley (DPW).

Present 5 - Commissioner David Criner , Commissioner Kathy Bray, Commissioner Monica Diaz, Commissioner Jacqueline G. Lyday, and Commissioner Linda Calandra

Absent 2 - Chairperson Peter Vang, and Commissioner Gurdeep Singh Shergill

II. PLEDGE OF ALLEGIANCE

6:01 p.m.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

6:01 p.m.

Vice Chair Bray read the procedures aloud.

IV. AGENDA APPROVAL

6:03 p.m.

Siegrist reported no changes to the agenda.

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

Aye: 5 - Commissioner Criner , Commissioner Bray, Commissioner Diaz, Commissioner Lyday, and Commissioner Calandra

Absent: 2 - Chairperson Vang, and Commissioner Shergill

V. CONSENT CALENDAR

6:03 p.m.

Vice Chair Bray recused herself from the Consent Calendar due to potential business conflicts. In her absence Commissioner Diaz was elected to act as Chair. Vice Chair Bray left Council Chambers at 6:04 p.m.

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

Aye: 5 - Commissioner Criner , Commissioner Bray, Commissioner Diaz, Commissioner Lyday, and Commissioner Calandra

Absent: 2 - Chairperson Vang, and Commissioner Shergill

V-A [ID 24-1311](#) Consideration of a request for a discretionary two-year extension of time to the expiration date for Vesting Tentative Tract Map No. 6391 pertaining to approximately 14.79 acres of property located on the west side of South Martin Luther King, Jr. Boulevard, between East Church and East Jensen Avenues (Council District 3) - Planning and Development Department.

1. **APPROVE** the request for a discretionary two-year extension of time for the expiration date for Vesting Tentative Tract Map No. 6391, subject to compliance with the original conditions of approval as contained in Planning Commission Resolution No. 13761, and the attached Development Impact Fees dated September 24, 2024.

6:03 p.m.

Vice Chair Bray recused herself from Item V-A ID 24-1311 due to potential business conflicts.

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

Aye: 4 - Commissioner Criner , Commissioner Diaz, Commissioner Lyday, and Commissioner Calandra

Absent: 2 - Chairperson Vang, and Commissioner Shergill

Recused: 1 - Commissioner Bray

VI. REPORTS BY COMMISSIONERS

6:06 p.m.

Vice Chair Bray returned to Council Chambers at 6:06 p.m.

None

VII. CONTINUED MATTERS

N/A

VIII. NEW MATTERS

VIII-A [ID 24-1373](#) Consideration of Vesting Tentative Tract Map No. 6470 and related Environmental Assessment for approximately 47.06 acres of property located on the west side of North Willow Avenue, north of North Alicante Drive (Council District 6) - Planning and Development Department.

1. **ADOPT** Environmental Assessment No. T-6470 dated October 16, 2024, an Addendum to the Final Subsequent Environmental Impact Report State Clearinghouse No. 2000021003 (SEIR) for the proposed project, pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.
2. **APPROVE** Vesting Tentative Tract Map No. 6470 proposing to subdivide approximately 47.06 acres of the subject property into a 194-lot conventional single-family residential development, subject to compliance with the Conditions of Approval dated October 16, 2024.

6:06 p.m.

Vice Chair Bray recused herself from Item VIII-A ID 24-1373 due to potential business conflicts. Commissioner Diaz resumed as acting Chair.

George made a presentation on the project including location, land use, zoning, proposed tract map, open space requirements, and Staff recommendations.

Eric Gibbons (representing the Applicant) stated he was excited about the project and the large parks that will be built. He appreciated Staff's work on the project and was available for questions.

No public comment was given.

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

Aye: 4 - Commissioner Criner , Commissioner Diaz, Commissioner Lyday, and Commissioner Calandra

Absent: 2 - Chairperson Vang, and Commissioner Shergill

Recused: 1 - Commissioner Bray

VIII-B [ID 24-1264](#) Consideration of an appeal regarding the approval of Development Permit Application No. P23-03784 and related Planned Development Permit Application No. P23-03785, which propose to develop a new Kindergarten through Eighth Grade (K-8) charter school campus on approximately 2.31 acres located on the south side of West Belmont Avenue, between North Pacific and North Delno Avenues. (Council District 3) - Planning and Development Department.

1. **DENY** the appeal and **UPHOLD** the action of the Planning and Development Director to approve Development Permit Application No. P23-03784 authorizing the construction of a new Kindergarten through Eighth Grade (K-8) charter school campus for Golden Charter Academy subject to Conditions of Approval dated August 30, 2024.
2. **DENY** the appeal and **UPHOLD** the action of the Planning and Development Director to approve Planned Development Permit Application No. P23-03785 authorizing modified development standards related to setbacks, façade design, site design, and landscape buffers, in accordance with FMC Sections 15-1103, 15-1104, 15-1105, and 15-2305, subject to compliance with the Conditions of Approval dated August 30, 2024.

6:15 p.m.

Vice Chair Bray returned to Council Chambers at 6:15 p.m.

Siegrist made a presentation on the project including location, zoning, background, site plan, and required off-site improvements. He also discussed the operations of Golden Charter Academy, public outreach, the appeal, Conditions of Approval, and Staff's recommendations.

Commissioners asked about traffic conflicts on Belmont Avenue and why the project was appealed.

Dan Zack (representing the Applicant) gave a brief overview of himself and the project and introduced Robert Golden (Applicant). Golden made a presentation including the history of the school, the community outreach the students participate in, his meeting with the appellant to address the appeal, and financial and time burdens. Zack concluded the presentation with images of the projected project, modifications and addressed that he

anticipates no traffic conflicts. He appreciated Staff's work on the project and was available for questions.

Public Comment:

11 people spoke in support of the project. They spoke about the groundbreaking education being offered, and the privilege of being a part of the school, either as a student, employee, Administrator or parent.

Commissioners praised the innovation and design of the project, the determination to get the project approved, and excitement to see it completed.

No one spoke in opposition.

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

Aye: 5 - Commissioner Criner , Commissioner Bray, Commissioner Diaz, Commissioner Lyday, and Commissioner Calandra

Absent: 2 - Chairperson Vang, and Commissioner Shergill

IX. REPORT BY SECRETARY

From 7:31 p.m. to 7:33 p.m. the Planning Commission held a short break.

Clark stated there are four more meetings scheduled for the year, and they will be full meetings. She appreciates the huge commitment the Commissioners make and the calendar for year 2025 will be presented in November to vote on.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

7:35 p.m.

None

XII. ADJOURNMENT

Vice Chair Bray adjourned the meeting at 7:35 p.m.