

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Final

Wednesday, December 1, 2021

6:00 PM

Regular Meeting

**In Person and/or Electronic
2600 Fresno Street**

Planning Commission

Chairperson – Peter Vang

Vice Chair – Brad Hardie

Commissioner – David Criner

Commissioner – Haley M Wagner

Commissioner – Monica Diaz

Commissioner – Robert A. Fuentes

Commissioner – Vacant

PUBLIC ADVISORY

THE CITY COUNCIL CHAMBERS AND CITY HALL WILL BE OPEN TO THE PUBLIC AT LIMITED CAPACITY

THE PLANNING COMMISSION WELCOMES YOU TO COUNCIL CHAMBERS, LOCATED AT CITY HALL, 2600 FRESNO STREET, FRESNO, CALIFORNIA 93721.

The meeting can also be viewed live at 6:00 P.M. on Comcast Channel 96 and AT&T channel 99.

You can also participate in the meeting on our City's website click on the URL <https://fresno.legistar.com/Calendar.aspx>.

Members of the public are encouraged to participate electronically because of reduced capacity of seating in the Chambers to allow for social distancing. Masks will be required for the vaccinated and unvaccinated.

Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Commission meeting, please contact the City Clerk's Office, 559-621-7650 within 48 hours of the meeting.

PUBLIC COMMENT:

The following options are available for members of the public who want to address Planning Commission:

1. eComment at <https://fresno.legistar.com/Calendar.aspx>.

a) eComments is a tool for citizens to use to make comments on agenda items. It will be open during the Council meeting and closed at the end of the meeting and will be a part of the official record. The User Agreement and Procedures document for eComment can be accessed by the URL <https://www.fresno.gov/cityclerk/>

b) eComments will be a maximum of 450 words.

OR

2. You are invited to a Zoom webinar.

a) If you would like to speak on an agenda item, you can access the meeting remotely from a PC, Mac, iPad, iPhone, or Android device: Please use this URL <https://zoom.us/j/97223118765>

b) Those addressing Commission must state their name for the record.

OR

3. Join by phone: 1-669-900-9128

Webinar ID: 972 2311 8765

a) Those addressing the Commission must state their name and address for the record.

4. Email to: PublicCommentsPlanning@fresno.gov

a) Attendees may also email comments to be read during the meeting. Please 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.

b) Emails will be a maximum of 450 words.

c) All comments received will be distributed to the Planning Commission prior and during the meeting and will be a part of the official record.

d) Notwithstanding subsection c) above, 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 participants will be on mute until they are called upon at which point they will be unmuted. To prevent participants from having their video on, we will remove the option to show their video.

Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission meeting, please contact the Planning Division, 559-621-8277 within 48 hours of the meeting.

The City of Fresno thanks you in advance for taking all precautions to prevent spreading COVID-19 virus.

I. ROLL CALL

Meeting was called to order by Vice Chair Hardie at 6:01 pm.

STAFF: Clark, Sanchez, Tackett, Siegrist, Trejo, Lang, Valenzuela, Salazar, Lieng, Richardson (Planning and Development) R. Gonzales (City Attorney's Office) Benelli (Public Works) Gray (Public Utilities).

Present 6 - Vice Chair Brad Hardie, Vice Chair Brad Hardie, Commissioner David Criner, Commissioner Robert Fuentes, Commissioner Haley M. Wagner, and Commissioner Monica Diaz

Absent 2 - Chairperson Peter Vang, and Chair Peter Vang

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

Vice Chair Hardie outlined the meeting procedures for the benefit of the public.

IV. AGENDA APPROVAL

Planning Manager, Will Tackett, tabled item 21-927

On motion of Commissioner Fuentes, seconded by Commissioner Diaz, that the AGENDA be APPROVED AS AMENDED. The motion carried by the following vote:

Aye: 5 - Vice Chair Hardie, Commissioner Criner, Commissioner Fuentes, Commissioner Wagner, and Commissioner Diaz

Absent: 2 - Chairperson Vang, and Chair Vang

V. CONSENT CALENDAR

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

Aye: 5 - Vice Chair Hardie, Commissioner Criner, Commissioner Fuentes, Commissioner Wagner, and Commissioner Diaz

Absent: 2 - Chairperson Vang, and Chair Vang

V-A. [ID 21-933](#) August 4, 2021 Planning Commission Regular Meeting Minutes

V-B. [ID 21-934](#) August 18, 2021 Planning Commission Regular Meeting Minutes

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VII-A. [ID 21-961](#) CONTINUE TO DECEMBER 15, 2021
 Hearing to consider a proposed Development Agreement by and between the City of Fresno and Parc West Development, Inc. relating to the development of the Parc West Project (Council District 1).

1. **RECOMMEND APPROVAL** (to the City Council) of the adoption of an addendum to the previously certified Final Environmental Impact Report (EIR) SCH No. 2020039061, pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.

2. **RECOMMEND APPROVAL** (to City Council) of an ordinance approving the Development Agreement by and between the City of Fresno and Parc West Development, Inc. for purposes of the Parc West Project, pertaining to ±160 acres of property located on the west side of North Grantland Avenue between West Ashlan Avenue and the West Gettysburg Avenue alignment.

VIII. NEW MATTERS

VIII-A. [ID 21-938](#) Consideration of Vesting Tentative Tract Map No. 6350/UGM and related Environmental Assessment No. T-6350, for property located to the west of North Grantland Avenue between West Ashlan Avenue and the West Gettysburg Avenue Alignment (Council District 1).

1. **ADOPT** Environmental Assessment No. T-6350, dated September 28, 2021, an Addendum to the Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2020039061 for the proposed project pursuant to the California Environmental Quality Act (CEQA).

2. **APPROVE** Vesting Tentative Tract Map No. 6350/UGM proposing to subdivide the approximate 14.57 acre property into a 73-lot single-family residential development subject to compliance with the Conditions of Approval dated December 1, 2021, and the related environmental assessment.

Planner, Chris Lang, made presentation.

Commissioner Fuentes asked about the loop road and trail, he asked if they were already present.

Drew Phelps (Granville Homes) was present on behalf of applicant and presented before opening to the public for comment.

No comments in favor or against from the public.

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

Aye: 5 - Vice Chair Hardie, Commissioner Criner , Commissioner Fuentes, Commissioner Wagner, and Commissioner Diaz

Absent: 2 - Chairperson Vang, and Chair Vang

VIII-B. [ID 21-927](#) Consideration of Conditional Use Permit Application No. P18-03189, a request to add a Biomass Cogeneration Plant (BCP) and a wood pellet mill to the existing West Coast Waste Material Recovery Facility (MRF) located on the south side of East North Avenue, between South Cedar Avenue and South Golden State Boulevard in Fresno, California (Council District 3).

1. **RECOMMEND ADOPTION** (to the City Council) of Environmental Assessment No. P18-03189, an Initial Study Subsequent Mitigated Negative Declaration (ISMND) dated August 4, 2021, for the proposed project in accordance with the California Environmental Quality Act (CEQA); and,
2. **RECOMMEND DENIAL** (to the City Council) of the appellant’s appeal and **UPHOLD** the action of the Planning and Development Department Director to approve Conditional Use Permit Application No. P18-03189, a request to construct a small biomass Cogeneration Plant (BCP) and wood pellet mill at the existing West Coast Waste Material Recovery Facility (MRF), subject to conditions of approval dated September 30, 2021.

Item pulled from agenda by staff during Agenda Approval.

IX. REPORT BY SECRETARY

Director Clark had no news to report but stated they anticipate a full agenda

at the December 15th meeting and encouraged all Commissioners to notify staff if they will be unavailable.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

N/A

XII. ADJOURNMENT

Meeting adjourned at 6:17pm by Vice Chair Hardie