

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Agenda - Final

Wednesday, April 3, 2024

6:00 PM

Regular Meeting

**In Person and/or Electronic
City Hall Council Chambers
Planning Commission**

*Chairperson – Peter Vang
Vice Chair – Brad Hardie
Commissioner – David Criner
Commissioner – Haley M Wagner
Commissioner – Kathy Bray
Commissioner – Monica Diaz
Commissioner – Jacqueline Lyday*

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 PublicCommentsPlanning@fresno.gov. 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.**
 - 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 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.**

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

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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 24-441](#) March 20, 2024 Planning Commission Regular Meeting Minutes

Sponsors: Planning and Development Department

Attachments: [Exhibit A - March 20, 2024 DRAFT Planning Commission M](#)

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS**VIII-A [ID 24-455](#)****(REFER BACK TO STAFF)**

Hearing to Consider 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. **ADOPT** Environmental Assessment No. TPM-2023-13 dated April 3, 2024, a determination that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315/Class 15 (Minor Land Divisions) of CEQA Guidelines.
2. **DENY** the Appellant's appeal and **UPHOLD** the action of the Planning and Development Department Director based on the Conditions of Approval for the Tentative Parcel Map No. 2023-13, dated February 6, 2024.

Sponsors:

Planning and Development Department

VIII-B [ID 24-449](#)

Hearing to Consider Tentative Tract Map No. 6411 and related Environmental Assessment No. T-6411 for approximately 7.95 acres of property located on the northwest corner of West Church and South Thorne Avenues (Council District 3) - Planning and Development Department.

1. ADOPTION of the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6411 dated February 16, 2024, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. APPROVAL of Tentative Tract Map No. 6411 proposing to subdivide approximately 7.95 acres of the subject property into a 58-lot single-family residential conventional development, subject to compliance with the Conditions of Approval dated April 3, 2024.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A - Tentative Tract Map 6411 \[8-21-2023\]](#)

[Exhibit B - Operational Statement \[8-21-2023\]](#)

[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 Tentative Tract Map](#)

[Exhibit I - Comments & Requirements from Responsible Agencies](#)

[Exhibit J - Environmental Assessment T-6411 \[2-16-2024\]](#)

VIII-C [ID 24-437](#)

Consideration of an appeal related to Development Permit Application No. P21-01833, which proposes to establish and construct a truck parking facility with approximately 374 parking stalls, a 5,400 square-foot Truck Repair Service Center with office, a 5,400 square-foot Truck Wash facility, and associated infrastructure and circulation improvements on the approximately 18.87-acre project site located on the northeast corner of West Barstow and North Contessa Avenues (*Council District 2*) - *Planning & Development Department*.

1. **CONSIDER** the Mitigated Negative Declaration as prepared for Environmental Assessment No. P21-01833, dated September 5, 2023, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA); and,
2. **DENY** the appeal and **UPHOLD** the action taken by the Planning and Development Department Director in approval of the Development Permit Application No. P21-01833 conditionally authorizing construction of a Truck Repair Service Center with office, and Truck Wash facility with accessory truck parking, consistent with the Conditions of Approval as dated September 5, 2023.

Sponsors:

Planning and Development Department

Attachments:[Exhibit A - Vicinity Map & Aerial Photograph](#)[Exhibit B - Planned Land Use & Zoning Map](#)[Exhibit C - Operational Statement](#)[Exhibit D - Exhibits](#)[Exhibit E - Conditions of Approval for P21-01833 \[09/05/2023\]](#)[Exhibit F - First Neighborhood Meeting](#)[Exhibit G - Courtesy Notice](#)[Exhibit H - Appeal Letters](#)[Exhibit I - Public Hearing Notice & Noticing Map](#)[Exhibit J - Environmental Assessment for P21-01833 \[09/05/2023\]](#)[Exhibit K - Fresno Municipal Code Findings](#)[Exhibit L - Second Neighborhood Meeting](#)[Exhibit M - Additional Comments Received](#)[Supplemental Exhibit N - Additional Comments Received A](#)

VIII-D [ID 24-440](#)

Consideration of an appeal regarding the denial of Conditional Use Permit Application No. P22-03906, requesting authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 21 (Off-Sale Beer, Wine, & Distilled Spirits) alcohol license for Circle "D" Food & Liquor store located at 2520 East Olive Avenue on the southeast corner of North Fresno Street and East Olive Avenue. (Council District 7)

1. **DENY** the Appellant's appeal and **UPHOLD** the action of the Planning and Development Department Director to deny CUP Application No. P22-03906 requesting authorization to establish a State of California Alcoholic Beverage Control Type 21 (Off-Sale Beer, Wine, & Distilled Spirits) alcohol license for a Circle "D" Food & Liquor store.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A-1 Vicinity Map](#)

[Exhibit A-2 Aerial Photo](#)

[Exhibit B-1 Zoning Map](#)

[Exhibit B-2 Planned Land Use Map](#)

[Exhibit C-1 Project Operational Statement](#)

[Exhibit C-2 Project Site Plan](#)

[Exhibit C-3 Project Elevations](#)

[Exhibit C-4 Project Floor Plan](#)

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

[Exhibit E - Denial Letter](#)

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

[Exhibit G - Appeal Letter](#)

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

[Exhibit I-1 Draft Conditions of Approval for ABCUP P22-03](#)

[Exhibit I-2 Draft Categorical Exemption for ABCUP P22-03](#)

[Exhibit J - Supplemental Materials Submitted by Applicant](#)

[Supplemental Exhibit K - Applicant Submitted Letters of Su](#)

[Supplemental Exhibit L - Letters of Support After Agenda F](#)

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