

# City of Fresno

*City Hall Council Chambers  
2600 Fresno Street*



## Meeting Agenda - Final

**Wednesday, April 2, 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](mailto: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://fresno.zoomgov.com/webinar/register/WN\\_JRC95sI1SW6vrTmNwLLrPw](https://fresno.zoomgov.com/webinar/register/WN_JRC95sI1SW6vrTmNwLLrPw)**

**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](mailto: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 25-377](#) March 5, 2025 Planning Commission Regular Meeting Minutes  
**Sponsors:** Planning and Development Department  
**Attachments:** [Exhibit A - March 5, 2025 DRAFT Planning Commission M](#)
- V-B [ID 25-451](#) March 19, 2025 Planning Commission Regular Meeting Minutes  
**Sponsors:** Planning and Development Department  
**Attachments:** [Exhibit A - March 19, 2025 DRAFT Planning Commission M](#)

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

**VIII-A [ID 25-448](#)**

Consideration of Plan Amendment Application No. P23-01117; Rezone Application No. P23-01117; Vesting Tentative Tract Map No. 6441; Planned Development Permit Application No. P23-03735; and related Environmental Assessment No. T-6441/P23-01117/P23-03735 for approximately 3.90 acres of property located on the south side of East Belmont Avenue, between North Armstrong and North Temperance Avenues. (Council District 5) - Planning and Development Department

1. **RECOMMEND ADOPTION** (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6441/P23-01117/P23-03735 dated March 6, 2025, for the proposed project pursuant to Sections 15070 and 15074 of the California Environmental Quality Act (CEQA) Guidelines.
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P23-01117 proposing to amend the Fresno General Plan and Roosevelt Community Plan to change the planned land use designation for the subject property from Low Density Residential to Medium Density Residential.
3. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P23-01117 proposing to rezone the subject property from the RS-3/UGM (*Single-Family Residential, Low Density/Urban Growth Management*) zone district to the RS-5/UGM (*Single-Family Residential, Medium Density/Urban Growth Management*) zone district.
4. **RECOMMEND APPROVAL** (to the City Council) of Vesting Tentative Tract Map No. 6441 proposing to subdivide approximately 3.90 acres of property into a 30-lot single-family residential development, subject to compliance with the Conditions of Approval dated April 2, 2025.
5. **RECOMMEND APPROVAL** (to the City Council) of Planned Development Permit Application No. P23-03735 proposing to modify the RS-5 (*Single-Family Residential, Medium Density*) zone district development standards to allow for a reduction in setbacks and lot size, and an increase in lot coverage.

**Sponsors:**

Planning and Development Department

**Attachments:**

[Exhibit A - Vesting Tentative Tract Map 6441 \[6-26-2023\]](#)

[Exhibit A-1 - Planned Development Site Plan \[6-26-2023\]](#)

[Exhibit B - Operational Statement \[6-26-2023\]](#)

[Exhibit C - Aerial Map](#)

[Exhibit D - Vicinity Map](#)

[Exhibit E - Fresno General Plan Land Use & Zoning Map](#)

[Exhibit F - Proposed Rezone Exhibit](#)

[Exhibit G - Proposed Planned Land Use Exhibit](#)

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

[Exhibit I - Public Hearing Notice Radius Map \(1,000 feet\)](#)

[Exhibit J - Conditions of Approval for Vesting Tentative Tac](#)

[Exhibit K - Conditions of Approval for Planned Developmer](#)

[Exhibit L - Comments & Requirements from Responsible A](#)

[Exhibit M - Environmental Assessment No. T-6441/P23-01](#)

**VIII-B [ID 25-442](#)**

Consideration of an appeal regarding the denial of Conditional Use Permit Application No. P24-01344, requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (sale of beer and wine for consumption off the premises where sold) at an existing business located at 2717 North Hughes Avenue, between North Weber and West Princeton Avenues (Council District 1) - Planning & Development.

1. **DENY** the Appellant's appeal and **UPHOLD** the action of the Planning and Development Department Director to deny Conditional Use Permit Application No. P24-01344 requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (sale of beer and wine for consumption off the premises where sold) at an existing business.

**Sponsors:**

Planning and Development Department

**Attachments:**

[Exhibit A - Vicinity Map](#)

[Exhibit B - Aerial Photograph](#)

[Exhibit C - Zoning Map](#)

[Exhibit D - Project Information Tables](#)

[Exhibit E - Project Operational Statement](#)

[Exhibit F - Exhibits \(Site Plan, Elevations, Floor Plan\)](#)

[Exhibit G - Drafted Conditions of Approval \[04/02/2025\]](#)

[Exhibit H - Department & Agency Comments](#)

[Exhibit I - Noticing Map, NOITTA, NOA, NOPH](#)

[Exhibit J - Denial Letter](#)

[Exhibit K - Appeal Letter](#)

[Exhibit L - Drafted Environmental Assessment \[04/02/2025\]](#)

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

[Exhibit N - Policy & Procedure No C-005](#)

[Supplemental Exhibit O - Comment Letter Received by Pul](#)

**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**