

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Agenda - Final

Wednesday, September 16, 2020

6:00 PM

Regular Meeting

**City Hall Council Chambers
2600 Fresno Street**

Planning Commission

***Chairperson - Kathy Bray
Vice Chair Raj K. Sodhi-Layne
Commissioner - David Criner
Commissioner Debra McKenzie
Commissioner Peter Vang
Commissioner Brad Hardie
Commissioner Monica Diaz***

PUBLIC ADVISORY:**THE CITY COUNCIL CHAMBERS AND CITY HALL WILL NOT BE OPEN TO THE PUBLIC**

While Emergency Order No. 2020-12 is in effect, City of Fresno public meetings will be conducted electronically and telephonically only. No one will be physically present in the Chambers, and the Chambers will not be open to the public. City Hall remains closed to the public.

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

1. Join online webinar on Zoom.

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/97597326601>.

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

OR

2. Join by phone

1-669-900-9128

Webinar ID: 97597326601

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

3. Email: to Kelsey.George@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.

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.

ASESORIA PÚBLICA:**LAS CÁMARAS DEL CONSEJO MUNICIPAL Y LA ALCALDÍA NO ESTRAN ABIERTOS AL PÚBLICO.**

Mientras que la Orden de Emergencia No. 2020-12 esté en efecto, las reuniones públicas de la Ciudad de Fresno se llevarán a cabo solo por vía electrónica y por teléfono. Nadie estará físicamente presente en las Cámaras, y las Cámaras no estarán abiertas al público. La Alcaldía permanecerá cerrada al público.

COMENTARIO PÚBLICO: Las siguientes opciones están disponibles para los miembros del público que desean dirigirse al Consejo de la Ciudad:

1. Únase en línea por Zoom.

a) Si desea hablar sobre un tema del agenda, puede acceder a la reunión de forma remota desde una PC, Mac, iPad, iPhone o dispositivo Android: utilice este enlace <https://zoom.us/j/97597326601>.

b) Aquellos que se dirijan al Consejo deben indicar su nombre para el registro.

OR

2. Únase por Teléfono.

Join by phone

1-669-900-9128

Webinar ID: 97597326601

a) Aquellos que se dirijan al Planning Commission deben indicar su nombre para el registro.

3) Correo electrónico: Kelsey.George@fresno.gov.

a) Los residentes también pueden enviar comentarios por correo electrónico para ser leídos durante la reunión. Incluya la fecha del agenda y el número de artículo sobre el que desea hablar en la línea de asunto de su correo electrónico.

b) Los correos electrónicos tendrán un máximo de 450 palabras.

c) Todos los comentarios recibidos se distribuirán al Planning Commission antes y durante la reunión y formarán parte del registro oficial.

Todos los participantes estarán en silencio hasta que se les elija, en cuyo punto se desactivara el silenciador. Para evitar que los participantes tengan su video encendido, eliminaremos la opción de mostrar su video.

En conformidad con la Orden Ejecutiva, y en conformidad con la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en la reunión del Consejo de la Ciudad, comuníquese con la Oficina de Planning Division de la Ciudad, al 559-621-8277 con 48 horas de anticipo a la reunión.

La Ciudad de Fresno le agradece de antemano por tomar todas las precauciones para evitar la propagación del virus COVID-19.

COV LUS TSHAJ TAWM RAU COV PEJ XEEM:

PEB YUAV TSIS QHIB LUB TSEV SIB THAM RAU COV PAB PAWG TSWJ XYUAS LUB NROOG THIAB LUB TSEV CITY HALL RAU COV PEJ XEEM TUAJ.

Thaum lub sijhawm uas Cov Lus Khoo Xwm Txheej Ceev Lej 2020-12 tseem ua haujlwm tswj mus, Lub Nroog Fresno yuav tuav cov rooj sib tham rau cov pej xeeem hauv istawsnev thiab xovtooj nkaus xwb. Peb yuav tsis muaj neeg tuaj rau tim Lub Tsev Sib Tham Rau Pab Pawg Tswj Xyuas Lub Nroog, thiab peb yuav tsis qhib Lub Tsev Sib Tham Rau Pab Pawg Tswj Xyuas Lub Nroog rau cov pej xeeem tuaj. Lub City Hall yuav kaw twj ywm mus tsis pub rau cov pej xeeem tuaj.

LUS LOS NTAWM COV PEJ XEEM : Peb muaj cov kev ntawm no rau cov pej xeeem uas xav hais lus rau Pab Pawg Tswj Xyuas Lub Nroog:

1. Mus koom hauv istawsnev nrog Zoom.

a) Yog tias koj xav tham txog ib yam ntawm qhov lawv teem los tham txog, koj saib tau lub rooj sib tham qhov twg los tau hauv koj lub PC, Mac, iPad, iPhone, lossis xovtooj Android: Thov siv qhov URL ntawm no <https://zoom.us/j/97597326601>.

b) Cov uas hais lus rau Pab Pawg Tswj Xyuas Lub Nroog yuav tsum qhia lawv lub npe rau peb muab ntaus cia.

OR

2. Koom hauv Xovtooj

Join by phone

1-669-900-9128

Webinar ID: 97597326601

a) Cov uas hais lus rau Pab Pawg Tswj Xyuas Lub Nroog yuav tsum qhia lawv lub npe rau peb muab ntaus cia.

3. Email: Kelsey.George@fresno.gov.

a) Cov tib neeg uas nyob hauv lub nroog kuj email tau lawv cov lus tuaj rau peb nyeem thaum peb tuav lub rooj sib tham los tau thiab. Thov sau lub hnuv tim ntawm lub rooj sib tham thiab tus lej ntawm qhov koj xav tham txog uas koj xav hais lus rau ntawm kab subject line (kab qhia txog cov ntsiab lus ntawm tsab email) rau koj qhov email.

b) Peb tsuas pub koj sau mus txog 450 cov lus rau hauv koj qhov email xwb.

c) Tagnrho cov lus yuav muab faib rau Pab Pawg Tswj Xyuas Lub Nroog pom ua ntej thiab thaum lwv tseem tuav lub rooj sib tham thiab peb yuav khaws tseg tagnrho cov lus hais rau peb cov ntaub ntawv.

Peb yuav tua kom txhob hnov cov neeg koom lub suab hais txog txij lawv hu nws lub npe ces thaum ntawd mam li taws pub hnov nws hais lus. Kom peb pab tiv thaiv kom tsis txhob pom cov neeg koom, peb yuav tua qhov pom tus neeg.

Raws li Cov Lus Khoo Los Ntawm Cov Nom Tswv, thiab kom peb ua tau raws li Txoj Cai Tiv Thaiv Cov Neeg Asmesliskas Uas Muaj Tej Yam Kev Xiam Oob Qhab, yog tias koj yuav tsum tau kev pab tshwj xeeb los koom nrog Pab Pawg Tswj Xyuas Lub Nroog lub rooj sib tham, thov hu rau Lub Nroog Tus Kws Khiav Ntaub Ntawv Lub Chav Haujlwm, Planning Division 559-621-8277 ua ntej 48 teev ua ntej lub rooj sib tham.

Lub Nroog Fresno xav ua tsaug rau koj ua ntej los xyuam xim tiv thaiv kom tus kab mob COVID-19 tsis txhob kis tau ntxiv.

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.

Por cada asunto que es considerado por la Comisión, se dará una presentación del personal, seguida por una presentación del solicitante del proyecto. Después, se escuchará testimonio de los que apoyen el proyecto seguido por testimonio de los que se oponen. El solicitante tendrá el derecho a una presentación final como refutación antes de concluir la audiencia pública.

De acuerdo con la sección 13 del Artículo 2 de las Reglas y Reglamentos de la Comisión de Planificación que gobierna la largura del debate público, todo testimonio público de aquellos que apoyen o se opongan al proyecto, será limitado a tres minutos por persona. Las tres luces en el atril junto al micrófono indicarán el tiempo que le quede al orador. La luz verde se prenderá cuando el orador empiece. La luz amarilla se prenderá con un suave timbrar de campana cuando quede un minuto. El orador debería estar concluyendo su testimonio cuando la luz roja prenda junto con la campana final indicando que se acabo el tiempo. Todo testimonio público debe ser presentado a la Comisión desde el atril. Cualquier declaración que mencione raza, religion, etnicidad, estado económico, origen, u cualquier otra clasificación protegida bajo las leyes federales o estatales, las cuales se hagan de una manera derogatoria, serán consideradas irrelevantes y no serán consideradas por el comité al hacer determinaciones con respecto al uso de terreno.

Si usted ha objetado a estos asuntos del uso de la tierra en la corte, tal vez se le limite a plantar estas causas, que usted o alguien más plantó, en testimonio verbal o por escrito, o antes de que concluya la audiencia.

Txhua nge laj txheej pom zoo los ntawm cov Commission, ua ntej yuav tsum muaj tus staff los cej luam, dhau ntawd mam cej luam los ntawm tus tswv rooj ncauj lug. Ntxiv mus mam cia cov txhawb los piav, tom qab ntawd mam tso cov tsis txau siab los hais. Tus tswv rooj ncauj lug muaj cai los txhab txhais ntxiv ua ntej lub rooj sab laj yuav xaus.

Raws li txoj cai nqe 13 ntawm tsab 2 txoj kev tswj fwm lub sij hawm rau tsoom pej xeeb txog txoj kev sib cav txog ntawm lub Hom Phiaj txhim kho (Planning Commission). rau txhua tus uas muaj suab los ntawm cov pom zoo thiab cov tsis txau siab rau tej kev txhim kho (project) ib leeg tsuas muaj peb(3) nas this. Yuav muaj peb(3) lub teeb nyob ntawm lub podium ntawm lub microphone ib sab rau tus neeg yuav los tawm suab. Lub teeb ntsuab yuav cig thaum tus neeg pib hais lus. Lub teeb daj yuav cig thiab yuav muaj lub tswb nrov thaum tshuav ib(1) nas this. Tus neeg tawm suab nws yuav tsum hais kom xaus thaum lub teeb liab cig thiab lub tswb nrov ghia tias sij hawm tag lawm. Txhua tus pej xeeb yuav tawm suab yuav tsum ceeb qhia rau tus Commission ntawm lub podium. Tej lu thu khdwv ud 5 his tog haiv neeg, key ritseeg, horn neeg, tus muj los txom nyem, haiv neegtuaj qhov twg tuaj, los sis lwm yam sib xws tau tiv thiv los ntwm lub xeev thib tseem fwm txoj cai los txwv tus cwj pwrn sdiLJ ish taU5 lwm leeJ lwm tus yuai tswm tsis pub kom tshwrn sirn thb yuv tsis tso cai los ntwm Commision key txiav txirn nyob rau dim luaj pua.

Yog hais tias koj yuav tawm tsam tej av(land) los sis siv tej xwm txheej hais nyob rau hauv xam(court) tsuas pub koj hais tau yam uas koj los sis lwm tus twb ua ncauj lug hais los yog sau ua ntaub ntawv ua ntej thaum yuav luag pib lub rooj ncauj lug.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which events the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes

B. Communications

C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. [ID 20-001129](#) Consideration of Plan Amendment and Rezone Application No. P20-00957; and related Environmental Assessment No. P20-00957 for approximately 18.9 acres of property located on the west side of North Palm Avenue, between West Nees and West Fallbrook Avenues. (Council District 2) - Planning and Development Department.

1. **RECOMMEND APPROVAL** (to the City Council) of the adoption of the Addendum to Master Environmental Impact Report ("MEIR") SCH No. 2012111015, dated September 16, 2020 for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P20-00957 proposing to amend the 2035 Fresno General Plan to change the planned land use designations for the subject properties from Employment, Office (±16.7 acres) and Employment, Light Industrial (±2.2 acres) to Commercial Community (±18.9 acres).
3. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P20-00957 proposing to rezone the Official Zoning Map of the City of Fresno to rezone the subject properties from the O/UGM/cz (*Office/Urban Growth Management/conditions of zoning*)(±16.7 acres) and IL/UGM/cz (*Light Industrial/Urban Growth Management/conditions of zoning*)(±2.2 acres) zone districts to the CC/UGM/cz (*Community Commercial/Urban Growth Management/conditions of zoning*)(±18.9 acres) zone district in accordance with Plan Amendment Application No. P20-00957.

- B. [ID 20-001149](#)

CONTINUED TO OCTOBER 21, 2020

CONTINUED HEARING to Consider Conditional Use Permit Application No. P20-00267 and related Environmental Assessment No. P20-00267, for property located at 4571 West Ashlan Avenue C/T; located south of West Ashlan Avenue between North Blythe Avenue

and North Cornelia Avenue. - Planning and Development Department.
(Council District 1)

1. **ADOPT** Environmental Assessment No. P20-00267 dated June 17, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15303/Class 3 and Section 15332/Class 32 Categorical Exemption.
2. **DENY** the appeal and **UPHOLD** the action of the Planning and Development Department Director to recommend approval for Conditional Use Permit Application No. P20-00267 requesting to construct an 80-foot-tall mono-pine wireless telecommunication facility along with a ground equipment cabinet, generator, telco box, and transformer within a fenced area of 30 feet by 30 feet area in the yard of a residential property located in the RM-1/UGM (*Residential, Multi-Family, Medium High Density/Urban Growth Management*) zone district.

VIII. NEW MATTERS

A. [ID 20-001143](#)

Consideration of Conditional Use Permit Application No. P20-00545, located on the northwest corner of North Cedar Avenue and East Tulare Street (Council District 7) - Planning and Development Department.

1. **ADOPT** Environmental Assessment No. P20-00545 dated July 23, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.
2. **ADOPT** the finding pursuant to Government Code Section 65863(b)(2) that there is substantial evidence in the record that remaining sites identified in the Housing Element can accommodate the City of Fresno's share of the Regional Housing Needs Assessment (RHNA).
3. **DENY** the appeal and **UPHOLD** the Planning and Development Director's action on approval of Conditional Use Permit Application No. P20-00545 which requested authorization to develop a 3,131-square-foot 7-11 convenience store and service station,

subject to compliance with the Conditions of Approval dated July 23, 2020.

B. [ID 20-001169](#)

Consideration of Plan Amendment Application No. P20-00577; Rezone Application No. P20-00577; Planned Development Application No. P20-00845; Vesting Tentative Tract Map No. 6299/UGM; and related Environmental Assessment No. P20-00577/P20-00845/T-6299 for ±22 acres of property located on the southeast corner of East Belmont and North Armstrong Avenues (Council District 5).

1. **RECOMMEND APPROVAL** (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P20-00577/P20-00845/T-6299 dated June 26, 2020 for the proposed project pursuant to California Environmental Quality Act (CEQA).
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P20-00577 proposing to amend the Fresno General Plan and the Roosevelt Community Plan to change the planned land use designation for the subject property from Low Density Residential to Medium Density Residential and the realignment of a planned trail to be relocated to the east side of North Armstrong Avenue between East Belmont Avenue and the existing trail alignment directly south of East Fancher Creek Drive.
3. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P20-00577 proposing to rezone the subject property from the RS-3/UGM (*Residential Single-Family, Low Density/Urban Growth Management*) zone district to the RS-5/UGM (*Residential Single-Family, Medium Density/Urban Growth Management*) zone district.
4. **RECOMMEND APPROVAL** (to the City Council) of Planned Development Application No. P20-00845 proposing to modify the RS-5 (*Residential Single-Family, Medium Density*) zone district development standards to allow for reduced setbacks, reduced lot sizes, and reduced lot depths for the proposed detached single-family residences.
5. **RECOMMEND APPROVAL** (to the City Council) of Vesting

Tentative Tract Map No. 6299/UGM, proposing to subdivide ±22 acres of the subject property into a 218-lot single-family residential development subject to compliance with the Conditions of Approval dated September 16, 2020, and contingent upon approval of Plan Amendment Application No. P20-00577, Rezone Application No. P20-00577 and the related environmental assessment.

C. [ID 20-001176](#)

Consideration of Rezone Application No. P20-00596, Development Permit Application No. P20-00595, and related Environmental Assessment No. P20-00595/P20-00596 pertaining to ±1.07 acres of property located on the northeast corner of North Fresno Street and East Browning Avenue (Council District 4) - Planning & Development Department.

1. **RECOMMEND ADOPTION** (to the City Council) of Environmental Assessment No. P20-00595/P20-00596, dated September 16, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15183 Exemption (Projects Consistent w/ a Community Plan); and,
2. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P20-00596, requesting authorization to remove conditions of zoning on ±1.07 acres of property located on the northeast corner of North Fresno Street and East Browning Avenue; and
3. **RECOMMEND APPROVAL** (to the City Council) of Development Permit Application No. P20-00595, requesting authorization to construct a professional office complex on the subject property, subject to compliance with Conditions of Approval dated September 16, 2020

D. [ID 20-001177](#)

Consideration of Conditional Use Permit Application No. P19-04594, a request to establish a Type 20 alcohol license (Package Store - sale of beer and wine for consumption off the premises where sold) for a Johnny Quik Service Station located at 6940 West Barstow Avenue at the northeast corner of West Barstow and North Grantland Avenues (Council District 2) - Planning & Development Department.

1. **CONSIDER** Environmental Assessment No. P19-04594, dated August 5, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption; and,

2. **DENY** the applicant's appeal and **UPHOLD** the action of the Planning and Development Department Director to deny Conditional Use Permit Application No. P19-04594 requesting to establish the Type 20 off-sale beer & wine alcohol sales license.

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

UPCOMING MATTERS (dates subject to change)