

# City of Fresno

*City Hall Council Chambers  
2600 Fresno Street*



## Meeting Agenda - 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 – Robert A. Fuentes*

*Commissioner – Vacant*

*Commissioner – Haley M Wagner*

*Commissioner – Monica Diaz*

**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](mailto: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****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 21-933](#) August 4, 2021 Planning Commission Regular Meeting Minutes

**Sponsors:** Planning and Development Department

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

**Sponsors:** Planning and Development Department

**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.

**Sponsors:**

Planning and Development Department

**VIII. NEW MATTERS**

**VIII-A** [ID 21-938](#)

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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.

**Sponsors:**

Planning and Development Department

**VIII-B [ID 21-927](#)**

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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.

**Sponsors:**

Planning and Development Department

**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)