

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Agenda - Final

Wednesday, October 19, 2022

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 – Robert Fuentes*

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.

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 closed at the start 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/98135780878>

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

OR

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

Webinar ID: 981 3578 0878

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

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 22-1628](#) Consideration of the Fresno City Planning Commission Meeting Schedule for Calendar Year 2023

Sponsors: Planning and Development Department

Attachments: [Exhibit A – 2023 PC Meeting Schedule](#)

V-B [ID 22-1560](#)

Consideration of a request for a discretionary two-year extension of time to the expiration date for Vesting Tentative Tract Map No. 6172/UGM pertaining to approximately 14.01 acres of property located on the south side of West Herndon Avenue and the east side of North Riverside Drive (Council District 2).

1. APPROVE the request for a discretionary two-year extension of time for the expiration date for Vesting Tentative Tract Map No. 6172/UGM, subject to compliance with the original conditions of approval as contained in Planning Commission Resolution No. 13700, and the attached Development Impact Fees dated October 12, 2022.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A - Aerial Map](#)

[Exhibit B - Vicinity Map](#)

[Exhibit C - PC Resolution 13700](#)

[Exhibit D - Vesting Tentative Tract Map 6172/UGM \[10-5-2](#)

[Exhibit E - Subdivider Request for Extension \[9-12-22\]](#)

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

[Exhibit G - Development Impact Fees \[10-12-22\]](#)

VI. REPORTS BY COMMISSIONERS**VII. CONTINUED MATTERS****VIII. NEW MATTERS**

VIII-A [ID 22-1559](#)

Consideration of Plan Amendment Application No. P21-06440; Rezone Application No. P21-06440; Tentative Tract Map No. 6402; Planned Development Permit Application No. P22-00795; Conditional Use Permit Application No. P21-06515; and related Environmental Assessment No. T-6402/P21-06440/P22-00795/P21-06515 for approximately 4.83 acres of property located on the north side of East Alluvial Avenue, between North Paula and North Willow Avenues (Council District 6).

1. RECOMMEND ADOPTION (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6402/P21-06440/P22-00795/P21-06515 dated September 23, 2022, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P21-06440 proposing to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for approximately 3.00-acres of the subject property from Low Density Residential to Medium Density Residential.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P21-06440 proposing to rezone the approximately 3.00-acres of the subject property from the RS-3 (Single-Family Residential, Low Density) zone district to the RS-5 (Single-Family Residential, Medium Density) zone district.
4. RECOMMEND APPROVAL (to the City Council) of Tentative Tract Map No. 6402 proposing to subdivide approximately 3.00 acres of the subject property into a 15-lot, 28-unit duplex residential development subject to compliance with the Conditions of Approval dated October 19, 2022.
5. RECOMMEND APPROVAL (to the City Council) of Planned Development Permit Application No. P22-00795 proposing to modify the RM-1 zone district development

standards to allow for a reduction in the front yard, rear yard, and landscape buffer setbacks, and gated private streets.

6. RECOMMEND APPROVAL (to the City Council) of Conditional Use Permit Application No. P21-06515 proposing to allow for duplex uses in the RS-5 zone district.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A: Tentative Tract Map No. 6402 \[5-11-22\]](#)

[Exhibit A-1: Planned Development Site Plan \[5-11-22\]](#)

[Exhibit B: Operational Statement \[5-11-22\]](#)

[Exhibit C: Aerial Map](#)

[Exhibit D: Vicinity Map](#)

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

[Exhibit F: Proposed Planned Land Use Exhibit](#)

[Exhibit G: Proposed Rezone Exhibit](#)

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

[Exhibit I: Public Hearing Notice Radius Map](#)

[Exhibit J: Conditions of Approval for Tentative Tract Map 6](#)

[Exhibit K: Conditions of Approval for PD App. P22-00795 &](#)

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

[Exhibit M: Environmental Assessment T-6402/P21-06440/](#)

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)