

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, April 5, 2023

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

Chair Vang called meeting to order at 6:01pm

Present 6 - Chairperson Peter Vang, Vice Chair Brad Hardie, Commissioner Haley M. Wagner, Commissioner Kathy Bray, Commissioner Monica Diaz, and Commissioner Jacqueline G. Lyday

Absent 1 - Commissioner David Criner

II. PLEDGE OF ALLEGIANCE

6:01pm

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

6:01pm

Chair Vang read the procedures aloud

IV. AGENDA APPROVAL

6:02pm

Israel Trejo (Planning Manager) reported no change to the agenda, but pointed out that there was an additional email for item VIII-B that was received after posting the agenda and supplied a copy for each person at the dais.

On motion of Commissioner Diaz, seconded by Vice Chair Hardie, the AGENDA was APPROVED. The motion carried by the following vote:

Aye: 6 - Chairperson Vang, Vice Chair Hardie, Commissioner Wagner, Commissioner Bray, Commissioner Diaz, and Commissioner Lyday

Absent: 1 - Commissioner Criner

V. CONSENT CALENDAR

N/A

VI. REPORTS BY COMMISSIONERS

N/A

VII. CONTINUED MATTERS

N/A

VIII. NEW MATTERS

VIII-A [ID 23-510](#) Consideration of Conditional Use Permit Application No. P21-06275 and related Environmental Assessment No. P21-06275 pertaining to an existing ±25,696 square-foot office/warehouse shell building on a ±1.51 acres of property located on the north side of East Dorothy Avenue, between South Cherry and South East Avenues (Council District 3) - Planning & Development Department.

1. **CONSIDER** the Mitigated Negative Declaration as prepared for Environmental Assessment No. P21-06275, dated November 14, 2022, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA); and,
2. **DENY** the appeal and **UPHOLD** the action of the Planning and Development Department Director to approve Conditional Use Permit Application No. P21-06275, authorizing the establishment of a Chemical Storage use within an existing office/warehouse shell building subject to compliance with the Conditions of Approval dated February 17, 2023.

6:04pm

Phillip Siegrist (Planning Manager) made a presentation reporting on the project summary, location, background, timeline, environmental assessment, outreach, and staff recommendations.

On behalf of the applicant, Doug Henson (Don Pickett & Assoc.) spoke about the benefits of the proposed location and proposed mitigation measures (focusing on environmental and energy efficient improvements). He noted that instead of the proposed cooling sidewalks, they planned on adding extra landscaping.

Various members of Meras Water Solutions were present and spoke about the proposed application.

Dan Lindberg answered Commissioners questions on the chemicals stored at the facility, what the company does, goals, history of accidents at additional facilities, safety measures, and environmental standards in place. Brett Vankoski explained in more detail the chemicals and how they are stored.

During public comment, two people were opposed to the project, expressing concern for safety, air quality, risk of fire, and the negative effects as a result of so much industrial in the community. They also referenced a Text Amendment in a neighboring area.

During rebuttal, Marco Hertado (another Meras representative), talked about the volume of chemicals stored and the regulations monitoring them. He addressed the expressed the apprehension on effects to traffic and vehicle storage. When explaining the existing plan and controls to prevent issues such as spills and fires, he assured them there were requirements for reporting all incidents. He answered questions about the risk of chemicals mixing or containers opening, and discussed the current status of the plan with the Fresno's Fire Department.

Before voting, Commissioner Lyday voiced her previous positive experience with the company's cleanliness.

On motion of Vice Chair Hardie, seconded by Commissioner Bray, that the above Action Item be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairperson Vang, Vice Chair Hardie, Commissioner Wagner, Commissioner Bray, Commissioner Diaz, and Commissioner Lyday

Absent: 1 - Commissioner Criner

VIII-B [ID 23-547](#) Consideration of Plan Amendment and Rezone Application No. P22-01086, Development Permit Application No. P21-06232, and related Environmental Assessment No. P22-01086/P21-06232 pertaining to ±2.20 acres of property located on the west side of North Chestnut Avenue, between East Shepherd and East Teague Avenues (Council District 6) - Planning & Development Department.

1. **RECOMMEND ADOPTION** (to the City Council) of the Mitigated Negative Declaration as prepared for Environmental Assessment No. P22-01086/P21-06232, dated March 28, 2023, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA); and,
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P22-01086, requesting authorization to amend the Fresno General Plan to change the

planned land use designation for the subject property from Residential - Medium Low Density to Residential - Medium High Density; and

- 3. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P22-01086, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the from RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management Area*) to RM-1/UGM (*Residential Multi-family - Medium High Density/Urban Growth Management Area*) zone district in accordance with the Plan Amendment Application; and
- 4. **RECOMMEND APPROVAL** (to the City Council) of Development Permit Application No. P21-06232, requesting authorization to construct a 32 unit apartment complex consisting of four (4) 5,750 square-foot two-story buildings and a 1,069 square-foot leasing and managers office on a vacant parcel, subject to compliance with the Conditions of Approval dated April 5, 2023.

6:39pm

Thomas Veatch (Planner) made a presentation on the location, background, land uses, outreach & public response, various analyses traffic, CEQA, effects on local schools, General Plan consistency, Senate Bill 330, environmental, etc.), conditions of approval, and staff recommendations.

On behalf of the applicant, Ubaldo Garcia (architect on project) talked about the intent of the project, amenities, comments/concerns from public outreach (safety, traffic, privacy, & property values). When asked by the Commission about rental rates, he indicated the 1200 square foot units would be at market rate.

There was no public comment.

On motion of Vice Chair Hardie, seconded by Commissioner Diaz, that the above Action Item be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairperson Vang, Vice Chair Hardie, Commissioner Wagner, Commissioner Bray, Commissioner Diaz, and Commissioner Lyday

Absent: 1 - Commissioner Criner

IX. REPORT BY SECRETARY

6:58pm

Director Clark informed the Commission she was hoping to bring a schedule of events for May's Historic Preservation Month to the next meeting and encouraged them to attend.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

N/A

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 7:00pm