

# **City of Fresno**

*City Hall Council Chambers  
2600 Fresno Street*



## **Meeting Minutes - Final**

**Wednesday, February 1, 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 – Vacant***

**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.**

**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. 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**

**2. 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.**

**3. 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.

**I. ROLL CALL**

*Chair Vang called meeting to order at 6:03pm*

**Present** 5 - Chairperson Peter Vang, Vice Chair Brad Hardie,  
Commissioner Haley M. Wagner, Commissioner Kathy Bray,  
and Commissioner Monica Diaz

**Absent** 1 - Commissioner David Criner

**II. PLEDGE OF ALLEGIANCE**

*6:03pm*

**III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ**

*6:03pm*

*Chair Vang read the procedures aloud.*

**IV. AGENDA APPROVAL**

*6:05 pm*

*Planning Manager, Phillip Siegrist, reported no changes to the agenda, but that a member of the public wanted to speak on the agenda.*

*Vang opened up for public comment on the agenda.*

*A citizen requested to postpone the Continued Item VII-A (ID 23-156) until the next Planning Commission meeting on February 15.*

*Vang asked the applicant if he would be open to this suggestion, to which he stated they would prefer to be heard at this time.*

*Vang confirmed with Siegrist that an email was received after 5pm and would not be used for today's discussion.*

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

**Aye:** 5 - Chairperson Vang, Vice Chair Hardie, Commissioner Wagner, Commissioner Bray, and Commissioner Diaz

**Absent:** 2 - Commissioner Criner , and Fuentes

**V. CONSENT CALENDAR**

6:08pm

*No Comments or Questions by Commission*

**On motion of Commissioner Bray, seconded by Commissioner Diaz, the CONSENT CALENDAR was APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Chairperson Vang, Vice Chair Hardie, Commissioner Wagner, Commissioner Bray, and Commissioner Diaz

**Absent:** 2 - Commissioner Criner, and Fuentes

**V-A**    [ID 23-62](#)    December 21, 2022 Planning Commission Regular Meeting Minutes

**V-B**    [ID 23-115](#)    January 4, 2023 Planning Commission Regular Meeting Minutes

## **VI. REPORTS BY COMMISSIONERS**

N/A

## **VII. CONTINUED MATTERS**

**VII-A**    [ID 23-156](#)

CONTINUED FROM JANUARY 4, 2023

Consideration of Development Permit Application No. P22-00565 and related Environmental Assessment No. P22-00565 pertaining to ±14.78 acres of property located on the southwest corner of East North and South East Avenues (Council District 3) - Planning & Development Department.

1. **CONSIDER** Environmental Assessment No. P22-00565, dated October 28, 2022, a determination that the proposed project is consistent with the existing general plan, community plan, and zoning per Section 15183 of the State of California Environmental Quality Act (CEQA); and,

2. **DENY** the appeals and **UPHOLD** the action of the Planning and Development Department Director to approve Development Permit Application No. P22-00565, authorizing the construction of a ±206,881 square-foot warehouse facility subject to compliance with the Conditions of Approval dated October 28, 2022.

6:10 PM

*Planner, Thomas Veatch, made a presentation describing the scope of work, environmental assessment, and appeal status, explaining Staff's analysis & recommendation. He stated the applicant & environmental consultant were*

*present for comments and questions.*

*Applicant, Pehr Peterson, from Reyes Holdings was present to represent the land owner/ future tenant. He made a presentation describing the Reyes Coca-Cola Bottling (RCCB) franchise and their company's standard and values. After showing territory map of distribution centers, Peterson explained their location selection and need for growth. He spoke about their community involvement, idling program, and fuel & emissions timeline/goals (including electric vehicles and challenges with tractors). modernized operations, Because of their appreciation of community outreach, their plans address concerns of traffic, idling, and electrification of fleet. They noted plans of training of new employees on neighborhood respect and encouraging a community benefit fund.*

*Commissioners asked questions about the number of local jobs expected as a result of the proposal, to which Peterson explained that at first there would be no increase, but once they have moved and growth began their intention is to use a company from southern California to use a bid system, usually resulting in mostly local employment.*

*Vang asked about plans for the old building, and Peterson explained the plan to sell the old building after moving all operations.*

*Bray inquired about the air quality impact with their Electric Vehicle plan. She referenced the appeal letter addressing concern during the construction phase. The applicant expressed confusion on the numbers presented by the appellant and referenced conversations with a previous appellant that has since been resolved.*

*The appellant testified of her fear of pollution by this company after researching previous occurrences and repeated her plea for postponing the vote until further discussion to resolve the matter. She added concern of traffic increase, long-term effects of the project, and moving forward with this proposal before the South Central Specific Plan is complete.*

*During public comment opposed to the item, apprehension was expressed about the cost outweighing the benefits of the proposal. They were not*

*satisfied by the promise of local job increase or the declared impact on air quality and pollution. They stated that the environmental analysis was inaccurate, citing CEQA and emission thresholds.*

*No public spoke in favor of the project.*

*Peterson had the opportunity to respond to concerns and chose to introduce the environmental consultant team, Konnie Dobrevva & Charlie Cisakowski. They spoke about density and zoning regulations, identifying the City's cap.*

*Commissioners inquired about the applicant's commitment to sustainability. Peterson maintained the value system he mentioned before, previous projects, and plans for solar address their concerns.*

**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:** 5 - Chairperson Vang, Vice Chair Hardie, Commissioner Wagner, Commissioner Bray, and Commissioner Diaz

**Absent:** 2 - Commissioner Criner , and Fuentes

## **VIII. NEW MATTERS**

*N/A*

## **IX. REPORT BY SECRETARY**

*6:58pm*

*Clark updated the Commission on the two upcoming workshops on the Cleaner & Greener Overlay Text Amendment being held on Monday 2/6/23 & Wednesday 2/8/23, inviting the public to attend. She reported that after the Commission's request for more outreach and working with the City Attorney's Office to discuss the level of CEQA, they were ready to speak to the public again.*

*The Commission and Clark talked about how residents and businesses were notified of these meetings*

## **X. SCHEDULED ORAL COMMUNICATIONS**

N/A

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

N/A

**XII. ADJOURNMENT**

*Chair Vang adjourned the meeting at 7:02*