

# **City of Fresno**

*City Hall Council Chambers  
2600 Fresno Street*



## **Meeting Minutes - Final**

**Wednesday, November 17, 2021**

**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 – Monica Diaz***

***Commissioner – Robert A. Fuentes***

***Commissioner – Vacant***

**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**

*Commissioner Hardie called meeting to order at 6:02 pm.*

**STAFF: Clark, Sanchez, Tackett, Siegrist, Trejo, Salazar, Richardson, Lara, Valenzuela, Aponte (Planning and Development) R. Gonzales (City Attorney's Office) Benelli (Public Works) Zack (Economic Development).**

**Present** 8 - Chairperson Peter Vang, Chair Peter Vang, Vice Chair Brad Hardie, Vice Chair Brad Hardie, Commissioner David Criner, Commissioner Robert Fuentes, Commissioner Haley M. Wagner, and Commissioner Monica Diaz

## **II. PLEDGE OF ALLEGIANCE**

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

*Commissioner Hardie outlined the meeting procedures for the benefit of the public.*

## **IV. AGENDA APPROVAL**

*No changes recommended to the Agenda.*

**On motion of Commissioner Diaz, seconded by Commissioner Wagner, the above AGENDA was APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Chairperson Vang, Chair Vang, Vice Chair Hardie, Commissioner Fuentes, Commissioner Wagner, and Commissioner Diaz

**Absent:** 1 - Commissioner Criner

## **V. CONSENT CALENDAR**

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

**Aye:** 7 - Chairperson Vang, Chair Vang, Vice Chair Hardie, Commissioner Criner, Commissioner Fuentes, Commissioner Wagner, and Commissioner Diaz

- V-A. [ID 21-879](#) Consideration of the Fresno City Planning Commission Meeting Schedule for Calendar Year 2022

*Attachments:* [2022 PC MEETING SCHEDULE CALENDAR.pdf](#)

## **VI. REPORTS BY COMMISSIONERS**

## **VII. CONTINUED MATTERS**

## **VIII. NEW MATTERS**

- VIII-A [ID 21-878](#) Election of Chair and Vice Chair

*Commissioner Hardie suggested Commissioner Vang become Chair and made a motion that was unanimously approved.*

*There was no opposition to Commissioner Hardie remaining as Vice Chair.*

**On motion of Vice Chair Hardie, seconded by Commissioner Diaz, Commissioner Vang was appointed Chair and Commissioner Hardie remained Vice Chair. The motion carried by the following vote:**

**Aye:** 7 - Chairperson Vang, Chair Vang, Vice Chair Hardie, Commissioner Criner, Commissioner Fuentes, Commissioner Wagner, and Commissioner Diaz

- VIII-B. [ID 21-851](#) CONTINUE TO DECEMBER 1, 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.

- VIII-C. [ID 21-871](#) Consideration of Plan Amendment and Rezone Application No.

P21-01875, Vesting Tentative Tract Map Nos. 6238 and 6246, and Final Subsequent Environmental Impact Report (FSEIR) State Clearinghouse (SCH) No. 2000021003 relative to property generally located between North Friant Road, East Copper Avenue, North Willow Avenue and the East Silaxo Road (Council District 6)

**1. RECOMMEND CERTIFICATION** (to the City Council) of Final SEIR SCH No. 2000021003 for the proposed development; and,

- a. RECOMMEND ADOPTION (to the City Council) of Findings of Fact as required by Public Resources Code Section 21082(a) and CEQA Guidelines, Section 15091; and,
- b. RECOMMEND ADOPTION (to the City Council) of the Statement of Overriding Considerations as required by Public Resources Code, Section 21081(b) and CEQA Guidelines, Section 15093; and
- c. RECOMMEND APPROVAL (to the City Council) of a Mitigation Monitoring and Reporting Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15092; and,

**2. RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application P21-01875 proposing to amend the Fresno General Plan from the Medium Density Residential (± 35.59 acres) planned land use designation to Low Density Residential (±35.59 acres), Medium High Density Residential (± 0.93 acres) planned land use designation to Urban Neighborhood (± 0.93 acres), Medium High Density Residential (± 7.23 acres) planned land use designation to Medium Density Residential (± 7.23 acres), Medium High Density Residential (± 0.79 acres) planned land use designation to Medium Low Density Residential (± 0.79 acres), Medium High Density Residential (± 2.68 acres) planned land use designation to Community Commercial (± 2.68 acres), Open Space, Golf Course (± 2.07 acres) planned land use designation to Medium Low Density Residential (± 2.07 acres), Community Commercial (± 1.17 acres) planned land use designation to Low Density Residential (± 1.17 acres), Community Commercial (± 8.17 acres) planned land use designation to Urban Neighborhood (± 8.17 acres), Community Commercial (± 2.68 acres) planned land use designation to Medium Low Density Residential (± 2.68 acres), General Commercial (± 4.53 acres) planned land use designation to Low Density Residential (± 4.53 acres).

3. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P21-01875 proposing to amend the Official Zone Map to reclassify: ± 35.59 acres of property from the RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single-Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district, ± 0.93 acres of property from the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district, ± 7.23 acres of property from the RM-1/UGM/cz (Multi Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district, ± 0.79 acre of property from the RM-1/UGM/cz (Multi Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district, ± 2.68 acres of property from the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district, ± 2.07 acres of property from the PR/UGM/cz (Parks and Recreation/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district, ± 1.17 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district, ± 8.17 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district, ± 2.68 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density /Urban Growth Management/conditions of zoning) zone district, and ± 4.53 acres of property from the GC/UGM/cz (General Commercial/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density

/Urban Growth Management/conditions of zoning) zone district.

4. **RECOMMEND ADOPTION** (to the City Council) of findings 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).
5. **RECOMMEND APPROVAL** (to the City Council) of Vesting Tentative Tract Map No. 6238/UGM which requests authorization to subdivide approximately 14.01 acres of property for purposes of creating a 47-lot single family residential planned development subdivision located near the southeast corner of North Alicante Drive and North Crest View Drive subject to compliance with the Conditions of Approval dated November 17, 2021.
6. **RECOMMEND APPROVAL** (to the City Council) of Planned Development No. P21-02863 subject to compliance with the Conditions of Approval dated November 17, 2021.
7. **RECOMMEND APPROVAL** (to the City Council) of Vesting Tentative Tract Map No. 6246/UGM which requests authorization to subdivide approximately 41.58 acres of property for purposes of creating a 144-lot single family residential subdivision near the northeast corner of North Alicante Drive and North Crest View Drive subject to compliance with the Conditions of Approval dated November 17, 2021.



**Attachments:** [Exhibit A - Vesting Tentative Tract No. 6238 dated May 20, 2021](#)  
[Exhibit A-1 - Planned Development No. P21-02863, related to Vesting Tentative Tract No. 6238, dated May 20, 2021](#)  
[Exhibit B - Vesting Tentative Tract No. 6246 dated September 1, 2021](#)  
[Exhibit C - 2020 Aerial Photograph](#)  
[Exhibit D - Proposed Planned Land Use Exhibits](#)  
[Exhibit E - Proposed Rezone Exhibits](#)  
[Exhibit F - Fresno Municipal Code Findings](#)  
[Exhibit G - Conditions of Approval for Vesting Tentative Tract Map No. 6238 dated November 17, 2021](#)  
[Exhibit H - Conditions of Approval for Planned Development Permit No. P21-02863 dated November 17, 2021](#)  
[Exhibit I - T-6238 Comments and Requirements from Responsible Agencies](#)  
[Exhibit J - Conditions of Approval for Vesting Tentative Tract Map No. 6246 dated November 17, 2021](#)  
[Exhibit K - T-6246 Comments and Requirements from Responsible Agencies](#)  
[Exhibit L-1 - Draft Subsequent Environmental Impact Report](#)  
[Exhibit L-2 - Draft Subsequent Environmental Impact Report - Appendices Vol. 1](#)  
[Exhibit L-3 - Draft Subsequent Environmental Impact Report - Appendices Vol. 2](#)  
[Exhibit L-4 - Final Subsequent Environmental Impact Report and Response to Comments](#)  
[Exhibit L-5 - Mitigation Monitoring and Reporting Program](#)  
[Exhibit L-6 - Findings of Fact](#)  
[Exhibit L-7 - Statement of Overriding Considerations](#)  
[Exhibit M - Ordinance Bill 2003-45](#)  
[Exhibit N - Department of Public Works, Memorandum dated September 28, 2021](#)

*Supervising Planner, Israel Trejo, made a presentation on the item and introduced Travis Crawford & Jose Benevidez as consultants on the item.*

*Commissioner Wagner asked Trejo for clarification on the decreasing or increasing of dwellings.*

*Fuentes asked Staff why the Commission is asked to redesignate and rezone areas when there is no proposed projects or maps available.*

*Applicant Jeff Roberts and Gary McDonald from the Assemi Group (applicants) from his team spoke and presented .*

*No public comment in favor or opposition on this item.*

**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:** 7 - Chairperson Vang, Chair Vang, Vice Chair Hardie, Commissioner Criner, Commissioner Fuentes, Commissioner Wagner, and Commissioner Diaz

- VIII-D. [ID 21-857](#)** Consideration of Planned Development Permit Application No. P21-01805, a request to modify applicable development code standards relating to block, street, and alley standards to allow for the vacation of an existing alley for a proposed mixed-use development located at 1510 Van Ness Avenue, on the north side of Stanislaus Street, between Van Ness Avenue and 'L' Street in downtown Fresno (Council District 3) - Planning & Development Department.
1. **CONSIDER** Environmental Assessment No. P21-02255/P21-01805, dated November 17, 2021, 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 Planned Development Permit Application No. P21-01805 requesting to modify applicable development code standards relating to block, street, and alley standards to allow for the vacation of a portion of an existing alley for a proposed mix-use development in the downtown planning area.

**Attachments:** [Exhibit A: Vicinity Map](#)  
[Exhibit B: Aerial Map](#)  
[Exhibit C: Planned Land Use Map](#)  
[Exhibit D: Zoning Map](#)  
[Exhibit E: Project Information Table](#)  
[Exhibit F: Noticing Buffer Map](#)  
[Exhibit G: Master Application/Owner Letter of Authorization](#)  
[Exhibit H: Operational Statement](#)  
[Exhibit I: Exhibits \(Site Plan, Elevation Photos, Floor Plans\)](#)  
[Exhibit J: Notice of Intent to Take Action](#)  
[Exhibit K: P21-01805 Denial Letter](#)  
[Exhibit L: Applicant Appeal Letter](#)  
[Exhibit M: Public Hearing Notice](#)  
[Exhibit N: Fresno Municipal Code Findings](#)  
[Exhibit O: Draft Environmental Assessment](#)  
[Exhibit P: Draft Conditions of Approval for P21-02255/P21-01805](#)

*Planner, Jose Valenzuela, made a presentation on this item.*

*Sal Gonzales, the developer on project, spoke representing the applicant about the benefits of the proposed project.*

*Fuentes voiced concern about findings from the Fresno Municipal Code. Gonzales and the Commissioner discussed these apprehensions and addressed the findings.*

*Darius Assemi (Granville Homes) spoke in favor of the proposed project.*

*Robert Arnt, a retired police officer & director of security for the proposed project, spoke about criminal activity in alleys and spoke in favor of the item.*

*No public comment in opposition or rebuttal from applicant*

*Vice Chair Hardie stated he was torn on the item and asked for a motion and findings from the dais.*

*After a motion was made, Senior Deputy City Attorney Gonzales explained*

*to the Commission findings needed to be stated when making a motion. Diaz explained due to the housing crisis, she found this item a matter of common sense. Wagner explained each of the 4 findings since Staff already explained the 5th one in the staff report and the roll call vote was then taken.*

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

**Aye:** 7 - Chairperson Vang, Chair Vang, Vice Chair Hardie, Commissioner Criner, Commissioner Fuentes, Commissioner Wagner, and Commissioner Diaz

## **IX. REPORT BY SECRETARY**

*Director Clark reminded the Commission of the next meetings (December 1st and 15th). She also welcomed Chair Vang in his new roll and offered commission training.*

## **X. SCHEDULED ORAL COMMUNICATIONS**

## **XI. UNSCHEDULED ORAL COMMUNICATIONS**

## **XII. ADJOURNMENT**

*Meeting was adjourned at 7:45 pm*