

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Final

Wednesday, August 3, 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

Meeting was called to order by Chair Vang at 6:00 p.m.

STAFF: Clark, Holt , Perez, Trejo, Tran, Lara, Monroe, (Planning and Development) Badhesha (City Attorney's Office) A.Benelli (Public Works) Gray (Public Utilities)

Present 5 - Chairperson Peter Vang, Vice Chair Brad Hardie, Commissioner Kathy Bray, Commissioner Monica Diaz, and Commissioner Robert A. Fuentes

Absent 2 - Commissioner David Criner , and Commissioner Haley M. Wagner

II. PLEDGE OF ALLEGIANCE**III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ**

Chair Vang outlined the meeting procedures for the benefit of the public.

IV. AGENDA APPROVAL

Director Clark did not have any changes to the Agenda and reminded the Commission Item VIII-A (ID 22-1258) is continued to August 17th, 2022.

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

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

Absent: 2 - Commissioner Criner , and Commissioner Wagner

V. CONSENT CALENDAR

*Commissioners had no questions or comments for staff.
No one from the public commented.*

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 Bray, Commissioner Diaz, and Commissioner Fuentes

Absent: 2 - Commissioner Criner , and Commissioner Wagner

V-A [ID 22-1251](#) Consideration of Vesting Tentative Tract Map No. 6400/UGM, Planned Development Permit Application No. P22-01515 and related Environmental Assessment No. T-6400/P22-01515, for property located on the southwest corner of East Clinton and North Armstrong Avenues (Council District 7).

1. **APPROVE** the adoption of a Mitigated Negative Declaration as prepared for Environmental Assessment No. T-6400/P22-01515 dated July 14, 2022, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines
2. **APPROVE** Planned Development Permit Application No. P22-01515 proposing to modify the RS-5 (*Single Family Residential, Medium Density*) zone district development standards to allow for modification of garage setbacks.
3. **APPROVE** Vesting Tentative Tract Map No. T-6400/UGM proposing to subdivide the approximate 11.65 net acre property into a 72-lot single-family residential development subject to compliance with the Conditions of Approval dated August 3, 2022, and the related environmental assessment.

V-B [ID 22-1252](#) Consideration of Vesting Tentative Tract Map No. 6391 and related Environmental Assessment No. T-6391 dated July 13, 2022, an addendum to Environmental Assessment Nos. A-17-007/R-17-010/TPM-17-06/ANX-17-005 and P18-03290 pertaining to approximately 19.75 acres of property located on the west side of South Martin Luther King, Jr. Boulevard, between East Church and East Jensen Avenues (Council District 3).

1. **ADOPT** Environmental Assessment No. T-6391 dated July 13, 2022, an Addendum to Environmental Assessment Nos. A-17-007/R-17-010/TPM-17-06/ANX-17-005 and P18-03290, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.
2. **APPROVE** Vesting Tentative Tract Map No. 6391, proposing to subdivide approximately 19.75 acres of property into a 136-lot single-family residential development, subject to compliance with the Conditions of Approval dated August 3, 2022.

VI. REPORTS BY COMMISSIONERS

N/A

VII. CONTINUED MATTERS

N/A

VIII. NEW MATTERS

VIII-A [ID 22-1258](#) CONTINUED TO AUGUST 17, 2022

Consideration of the Official Plan Line (OPL) for the West North Avenue alignment from South Marks Avenue to South Elm Avenue. (Council District 3)

1. RECOMMEND ADOPTION (to the City Council) of Environmental Assessment No. EA-18-004, filed May 18, 2018, resulting in a Mitigated Negative Declaration for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) of the adoption of the Official Plan Line for the West North Avenue alignment from South Marks Avenue to South Elm Avenue pursuant to the Fresno General Plan Land Use and Circulation Map, and in accordance with Exhibit "D" of the Staff Report to the Planning Commission dated August 3, 2022.

Item was continued to the next meeting, on August 17, 2022

IX. REPORT BY SECRETARY

Director Clark notified the Commission that the City Council referred the previously discussed electric fence Text Amendment back to Planning Commission for additional consideration. The item is currently expected to return on August 17, 2022.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:06 pm