

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, August 21, 2024

6:00 PM

Regular Meeting

City Hall, Council Chambers

Planning Commission

Chairperson – Peter Vang

Vice Chair - Kathy Bray

Commissioner – David Criner

Commissioner – Monica Diaz

Commissioner – Jacqueline Lyday

Commissioner - Linda M Calandra

Commissioner – Gurdeep Singh Shergill

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 by attending a meeting in the Council Chambers, City Hall, 2nd Floor, 2600 Fresno Street, Fresno, CA 93721. When called to speak during a meeting, you may approach the speaker podium upon the Chair’s call for public comment.

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 the Planning & Development Department. 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 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, pursuant to Article 4 (3).

a. Email comments to PublicCommentsPlanning@fresno.gov.

b. Emails should 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.

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1. Community Media Access Collaborative website: <https://cmac.tv/>

2. Cable Television: Comcast Channel 96 and AT&T Channel 99

3. 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.

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Zoom or in the Chambers.

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I. ROLL CALL

Chair Vang called the meeting to order at 6:01 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Robert Holt, Janice Monroe, Kari Camino, Heather Thomas (CAO), and Harmanjit Dhaliwal (DPW).

Present 6 - Chairperson Peter Vang, Commissioner David Criner , Commissioner Monica Diaz, Commissioner Jacqueline G. Lyday, Commissioner Linda Calandra, and Commissioner Gurdeep Singh Shergill

Absent 1 - Commissioner Kathy Bray

II. PLEDGE OF ALLEGIANCE

6:02 p.m.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

6:02 p.m.

Chair Vang read the procedures aloud.

IV. AGENDA APPROVAL

6:04 p.m.

Trejo reported no changes to the agenda.

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

Aye: 6 - Chairperson Vang, Commissioner Criner , Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

Absent: 1 - Commissioner Bray

V. CONSENT CALENDAR

VI. REPORTS BY COMMISSIONERS

6:04 p.m.

None

VII. CONTINUED MATTERS

VII-A [ID 24-1095](#) CONTINUED FROM AUGUST 7, 2024

Consideration of an appeal regarding Tentative Parcel Map No. 2023-13 and related Environmental Assessment No. TPM 2023-13 for approximately 2.91 acres of property located on the northeast corner of North West and West Olive Avenues (Council District 3) - Planning and Development Department.

1. **APPROVE** Environmental Assessment No. TPM-2023-13 dated February 6, 2024, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) Guidelines through a Section 15315/Class 15 Categorical Exemption.
2. **DENY** the appeal and **UPHOLD** the action of the Planning and Development Department Director in the approval of Tentative Parcel Map No. 2023-13 authorizing the subdivision of approximately 2.67 acres of property into a two-lot subdivision, subject to the following:
 - a. Development shall take place in accordance with the Conditions of Approval for Tentative Parcel Map No. 2023-13 dated July 3, 2024.

6:04 p.m.

Holt made an announcement that written communication was received. A copy was provided to the Commissioners and was available to the public. He continued with a presentation on the project including the location, applicable Fresno Municipal Code sections, and the mandatory conditions of approval for Tentative Parcel Map 2023-13. He also discussed meetings held with the Applicant and H.E.A.T Community Group to discuss their concerns, finishing his presentation with appeal letters received and Staff recommendations.

Todd Sheller (Applicant/Appellant) gave a brief background of the Lyles Corporation, their support of the Fresno Chaffee Zoo, Fresno Municipal Code sections, and the conditions of approval. He further explained that the conditions of approval should not apply to the project due to a lack of proposed development. He hoped a Director's Waiver could be granted, and the Commissioners would approve the Appeal to allow the lot line reinstatement.

Trejo clarified a Tentative Parcel Map could not be approved without the conditions being met, and a Director's Waiver only applies to a Final Map, therefore is not applicable for this project.

Director Clark clarified the role of the Planning Commission for the appeal and the evidence needed if they choose to go against Staff's recommendations.

Chair Vang stated he understood what Lyles Corporation was trying to do and that their intention was good, adding that he felt the project should be heard at the City Council level. He made a motion to approve Environmental Assessment No. TPM-2023-13, deny the appeal and uphold the action of the Planning and Development Director.

Roll Call Vote was taken.

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

Aye: 6 - Chairperson Vang, Commissioner Criner , Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

Absent: 1 - Commissioner Bray

VIII. NEW MATTERS

VIII-A [ID 24-480](#) Workshop - Review of the Parks Master Plan Technical Amendment Public Review Draft, Comment Period, Process and Schedule

6:28 p.m.

Sarah Gayton (PARCS) gave an update on the Parks Master Plan Technical Amendment Public Review Draft. The Parks Master Plan (PMP) is being updated with Measure P language, new Census Data, updated demographics, figures, and tables, but does not change the goals or recommendations defined in the PMP. Gayton gave a timeline of the PMP, spoke about public comment, and ways the draft is available for review.

Commissioners asked about the effects of the new Census Data, and how community members were involved.

After reading excerpts from the original Plan, Clark explained that a technical update is occurring, not a change to the Parks Master Plan; that includes adding Measure P language, updating and correcting the demographic information that is new from 2016/2017. The Parks, Recreation and Arts Committee (PRAC) meets twice a month and oversees and reviews the process.

IX. REPORT BY SECRETARY

6:45 p.m.

Clark stated the Planning and Development Department submitted the second draft of the Housing Element to HCD. She said she anticipates receiving a letter in early October and bringing it before Planning Commission for consideration before the end of the year. She encouraged Commissioners to read and familiarize themselves with the draft and offered a workshop if needed.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

6:47 p.m.

None

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:47 p.m.