

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, October 2, 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.

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

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.

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 the meeting to order at 6:00 p.m.

Commissioner Criner arrived at 6:03 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Robert Holt, Kari Camino, Heather Thomas (CAO), Jill Gormley (DPW), and Dejan Pavic (DPU).

Present 7 - Chairperson Peter Vang, Commissioner David Criner ,
Commissioner Kathy Bray, Commissioner Monica Diaz,
Commissioner Jacqueline G. Lyday, Commissioner Linda
Calandra, and Commissioner Gurdeep Singh Shergill

II. PLEDGE OF ALLEGIANCE

6:00 p.m.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

6:01 p.m.

Chair Vang read the procedures aloud.

IV. AGENDA APPROVAL

6:02 p.m.

Trejo reported no changes to the agenda.

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

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

Absent: 1 - Commissioner Criner

V. CONSENT CALENDAR

6:03 p.m.

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

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

Absent: 1 - Commissioner Criner

V-A [ID 24-1251](#) August 21, 2024 Planning Commission Regular Meeting Minutes

V-B [ID 24-1271](#) September 4, 2024 Planning Commission Regular Meeting Minutes

VI. REPORTS BY COMMISSIONERS

6:03 p.m.

Commissioner Criner arrived at 6:03 p.m.

None

VII. CONTINUED MATTERS

VIII. NEW MATTERS

VIII-A [ID 24-1333](#) Hearing to consider Vesting Tentative Tract Map No. 6466; Planned Development Permit Application No. P24-01320; and related Environmental Assessment No. T-6466/P24-01320 for approximately 11.97 acres of property located on the north side of East Church Avenue, between South Fordham and South Fowler Avenues (Council District 5) - Planning and Development Department.

1. ADOPTION of Environmental Assessment No. T-6466/P24-01320 dated October 2, 2024, an Addendum to Environmental Assessment No. A-16-014/R-16-013/T-6165, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.
2. APPROVAL of Vesting Tentative Tract Map No. 6466 proposing to subdivide approximately 11.97 acres of the subject property into a 105-lot single-family residential development, subject to compliance with the Conditions of Approval dated October 2, 2024.
3. APPROVAL of Planned Development Permit Application No. P24-01320 proposing to modify the RS-5 zone district development standards to allow for a reduction in the minimum lot size requirements, subject to compliance with the Conditions of Approval dated October 2, 2024.

6:04 p.m.

Holt made a presentation on the project including location, land use, zoning, proposed tract map, traffic planning conditions, open space requirements, and Staff recommendations.

Commissioner Shergill asked about pricing for the new development.

Connor Callaway (representing the Applicant) stated the residential development would be market rate and he was available for questions.

No public comment was given.

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

Aye: 7 - Chairperson Vang, Commissioner Criner , Commissioner Bray, Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

VIII-B [ID 24-1341](#) Workshop on the Subdivision Map Act

6:13 p.m.

Trejo gave a presentation on the Subdivision Map Act including the definition, history and requirements. He gave an overview of the 8 chapters within the Subdivision Map Act and how it relates to the Development Code, including The Starter Home Revitalization Act of 2021.

Commissioner Calandra asked for more information regarding The Starter Home Revitalization Act and Trejo said he could do a future presentation on that topic.

IX. REPORT BY SECRETARY

6:25 p.m.

Clark stated if there were any specific trainings or workshops the Commissioners would like to have, to let her know and she would get them on the schedule.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

[ID 24-1257](#) Public Comment Received

6:26 p.m.

One member of the public spoke about the U.S. Department of Housing and Urban Development Guidelines, including citizen participation, publication, providing free copies of the Plan, and public comment. She voiced concerns about information not being available to the public, and lack of community notification.

Commissioners spoke of concerns about how the community feels they are not notified of current projects, and asked if a list of addresses could be provided that received notification. They also asked about providing free copies of projects, and if a meeting with the HEAT team could be arranged to allow the public and planners to bring awareness and increase communication.

Clark clarified that Development Code dictates what projects require notification, and that if anyone attends a public meeting, that is considered public notice. She also clarified the U.S. Department of Housing Guidelines relate to Federal HUD projects, and are not under the jurisdiction of the projects the Planning Commission hear.

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:39 p.m.