

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, June 5, 2024

6:00 PM

Regular Meeting

**In Person and/or Electronic
City Hall Council Chambers**

Planning Commission

Chairperson – Peter Vang

Vice Chair - Kathy Bray

Commissioner – David Criner

Commissioner – Haley M Wagner

Commissioner – Monica Diaz

Commissioner – Jacqueline Lyday

Commissioner - Linda M Calandra

**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 in one of the two following ways:

- 1. Participate In Person: Council Chambers, City Hall, 2nd Floor, 2600 Fresno Street, Fresno, CA 93721**
 - a. To speak during a Commission meeting in person: You may approach the speaker podium upon the Chair’s call for public comment.**
- 2. 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.**
 - b. To speak during a Commission meeting while attending remotely in the Zoom application, click on the icon labeled “Participants” at the bottom of the screen. Then select “Raise Hand” at the bottom of the Participants window. Your digital hand will now be raised. You will be asked to “unmute” when your name is called to speak. You will not be visible via video and there will be no opportunity to share your screen.**

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**

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.

Planning Commission meeting was relocated into Room 2165 instead of Council Chambers (City Hall).

I. ROLL CALL

Chair Vang called the meeting to order at 6:00 p.m.

Also present were Jennifer Clark, Israel Trejo, Phillip Siegrist, Ralph Kachadourian, Janice Monroe, Kari Camino, Heather Thomas (CAO), Harmanjit Dhaliwal (DPW), and John Martin (DPU).

Present 5 - Chairperson Peter Vang, Commissioner Haley M. Wagner, Commissioner Kathy Bray, Commissioner Jacqueline G. Lyday, and Commissioner Linda Calandra

Absent 2 - Commissioner David Criner , and Commissioner Monica Diaz

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

6:03 p.m.

Trejo reported no changes to the agenda. No public comment was given.

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

Aye: 5 - Chairperson Vang, Commissioner Wagner, Commissioner Bray, Commissioner Lyday, and Commissioner Calandra

Absent: 2 - Commissioner Criner , and Commissioner Diaz

V. CONSENT CALENDAR

N/A

VI. REPORTS BY COMMISSIONERS

6:03 p.m.

None

VII. CONTINUED MATTERS

VII-A [ID 24-772](#) CONTINUED TO JUNE 19, 2024

Consideration of 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 May 15, 2024.

6:04 p.m.

Chair Vang stated item V11-A (ID 24-772) is being continued as noted.

VIII. NEW MATTERS

VIII-A [ID 24-776](#) City Council initiated General Plan Amendment and Rezone Application No. P24-00589, and related Environmental Assessment pertaining for two (2) adjoining parcels of approximately ±2.26 acres (total) located at the northwest corner of East McKinley and North Fine Avenues. (Council District 4) - Planning and Development Department.

1. **RECOMMEND CONSIDERATION** (to the City Council) of the Environmental Assessment for P24-00589 of a Negative Declaration, dated May 31, 2024, prepared for the proposed plan amendment/rezone pursuant to California Environmental Quality Act (CEQA) Guidelines; and
2. **RECOMMEND CONSIDERATION** (to the City Council) of General Plan Amendment No. P24-00589 to amend the planned land use designation of the subject (±2.26 acres) properties from Employment - Light Industrial to Commercial - Community; and
3. **RECOMMEND CONSIDERATION** (to the City Council) of Rezone No. P24-00589 to rezone the subject (±2.26 acres) properties from the IL (*Light Industrial*) zone district to the CC (*Community Commercial*) zone district consistent with the amended land use designation.

6:05 p.m.

Kachadourian made a presentation on the City Council initiated General Plan Amendment and Rezone. He discussed the location, existing and proposed land use and zoning, and public outreach. He further explained the Fresno Municipal Code Criteria and the options available for consideration. Staff was available for questions.

Commissioners asked questions regarding types of uses that are permitted with the Rezone and if any projects were in process.

Public Comment:

5 people spoke regarding the project. They expressed concerns with traffic, flooding, safety, and a lack of communication with the property owners.

Siegrist stated that due to the Rezone being initiated by City Council, there is no formal application, therefore, there was limited notice to the property

owners. He also addressed that any traffic and flooding concerns would be addressed upon development proposal.

Commissioner Bray made a motion to recommend approval of Staff's recommendations (Option 2). Commissioner Lyday seconded the motion.

Commissioners had additional questions for John Kinsey (who spoke on behalf of one of the property owners) about future development of the property. He reported that the owners were in negotiations and that the Rezone would setback those discussions. He asked that the matter be continued and that communication with the property owners increase, allowing a better understanding of the proposal.

Commissioners Bray and Lyday withdrew their motions. Commissioner Calandra made a new motion to continue the item to a date certain (July 3, 2024) so further discussions could be done.

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

Aye: 5 - Chairperson Vang, Commissioner Wagner, Commissioner Bray, Commissioner Lyday, and Commissioner Calandra

Absent: 2 - Commissioner Criner , and Commissioner Diaz

IX. REPORT BY SECRETARY

6:36 p.m.

Clark asked Trejo to make a report.

Trejo reported that according to Fresno Municipal Code 15-4303(C)(2)(a), Planning Staff shall notify the Commissioners when a revision is submitted. A revision was received regarding Tentative Tract Map 6246, previously approved on December 9, 2021. The revision includes the addition of 1 lot with some being private and gated. Staff reported reviewing the application, and intends to process and approve it.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

6:37 p.m.

None

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:38 p.m.