

# City of Fresno

*City Hall Council Chambers  
2600 Fresno Street*



## **Meeting Minutes - Draft**

**Wednesday, August 2, 2023**

**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 – Jacqueline Lyday***

**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](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 [PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@fresno.gov). 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.**
  - 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 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.

**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](mailto: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**

*Vice Chair Hardie called meeting to order at 6:00pm*

*Staff also present:*

*Clark, Trejo, Siegrist, Quijano, Monroe, Costa, Tran, George, Holt, Dhaliwal, Benelli, & Pavic*

**Present** 6 - Vice Chair Brad Hardie, Commissioner David Criner ,  
Commissioner Haley M. Wagner, Commissioner Kathy Bray,  
Commissioner Monica Diaz, and Commissioner Jacqueline  
G. Lyday

**Absent** 1 - Chairperson Peter Vang

**II. PLEDGE OF ALLEGIANCE**

*6:01pm*

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

*6:01pm*

*Hardie read the procedures aloud*

**IV. AGENDA APPROVAL**

*6:04pm*

*Rob Holt (Planning Supervisor) noted for the record two revisions to Exhibit H (Conditions of Approval for Vesting Tentative Tract Map 6366) on item ID 23-1140.*

*1. He changed Condition Number 20 to state the following:*

*Provide and dedicate minimum 10-foot Outlots for private landscape purposes (and irrigation system) along the rear (eastern) property lines of all lots with frontage along North Bliss Avenue (lots 1 through 13). The 10-foot wide Outlots shall be located adjacent to the “sidewalk pattern” within the adjacent public street rights-of-way and shall incorporate street trees to shade the adjacent sidewalks in accordance with Public Works standards, specifications, and policies.*

*2. He also changed Condition Number 21 to state the following:*

*The proposed 10-foot wide landscape easements along North Bliss Avenue shall be identified as Outlots to be dedicated for private landscape (and irrigation system) and utility purposes on the Final Map.*

*Holt also amended Exhibit J (Department of Public Works conditions of approval dated June 19, 2023 & June 30, 2023) of the same item, replacing updated memorandums to allow for the design and construction of a Major Street Bridge at the intersection of Fowler Avenue and Mill Ditch with the issuance of building permits contingent on the progress of bridge work, rather than prior to any issuance of building permits.*

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

**Aye:** 6 - Vice Chair Hardie, Commissioner Criner , Commissioner Wagner, Commissioner Bray, Commissioner Diaz, and Commissioner Lyday

**Absent:** 1 - Chairperson Vang

## **V. CONSENT CALENDAR**

6:08pm

*Hardie read each item on Consent Calendar and then opened for Public Comment.*

*Drew Phelps (representative from Granville Homes) requested to pull item ID 23-1140 from Consent Calendar, voicing concern for one of the updated conditions.*

*Diaz motioned to pull item V-B (ID23-1140) and approve balance of Consent Calendar.*

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

**Aye:** 6 - Vice Chair Hardie, Commissioner Criner , Commissioner Wagner, Commissioner Bray, Commissioner Diaz, and Commissioner Lyday

**Absent:** 1 - Chairperson Vang

**V-A** [ID 23-1191](#) July 5, 2023 Planning Commission Regular Meeting Minutes

**V-B** [ID 23-1140](#) Consideration of Vesting Tentative Tract Map No. 6366, Planned Development Permit Application No. P22-04877, and related Environmental Assessment No. T-6366/P22-04877 for approximately 7.94 acres of property located on the west side of North Bliss Avenue between East Shields and East Princeton Avenues (Council District 7).

1. ADOPT Environmental Assessment No. T-6366/P22-04877 dated July 21, 2023, an Addendum to Environmental Assessment No. P22-01202, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.
2. APPROVE Vesting Tentative Tract Map No. 6366, proposing to subdivide approximately 7.94 acres of the subject property into a 71 -lot single-family residential development subject to compliance with the Conditions of Approval dated August 2, 2023.
3. APPROVE Planned Development Permit Application No. P22-04877 proposing to modify the RS-5 (*Single-Family Residential, Medium Density*) zone district development standards to allow for a reduction in the garage setback, rear yard setback, garage to façade setback, minimum lot size, minimum lot depth, an increase in maximum lot coverage, and gated private streets, subject to compliance with the Conditions of Approval dated August 2, 2023.

6:11pm

*Holt made a brief presentation covering the general location of the tract map and elaborated on his previously mentioned conditions in an attempt to clarify for potential motions. He then introduced Harmanjit Dhaliwal (Public Works) who explained the history of Community Facility District (CFD) and annexation consideration.*

*Wagner asked how changes would offset timeline, and Holt explained the permit considerations during construction.*

*Phelps (representing the Applicant) addressed their opposition to the*

*revised condition regarding CFD conditions, particularly in their situation.*

*Darius Assemi (Granville), reported the CFD condition would be double the tax and requested removal of this condition or they would appeal the Commission's approval with City Council.*

*Public Comment- No one spoke in favor or opposition for this item.*

*Planning Manager Trejo explained the recommendation from Staff on the item and the findings needed from the Commission if they chose to make an amended motion with different conditions.*

*Wagner asked if there was a more efficient option, but Clark elaborated on the limitations of removing a condition in this project.*

**On motion of Commissioner Wagner, seconded by Commissioner Diaz, that the above Action Item be Approved with Staff's recommended edits read into record . The motion carried by the following vote:**

**Aye:** 6 - Vice Chair Hardie, Commissioner Criner , Commissioner Wagner, Commissioner Bray, Commissioner Diaz, and Commissioner Lyday

**Absent:** 1 - Chairperson Vang

**V-C** [ID 23-1144](#) Consideration of Vesting Tentative Tract Map No. 6341 and related Environmental Assessment No. T-6341 for approximately 2.68 acres of property located on the south side of West McKinley Avenue between North State Street and North Dante Avenue (Council District 3).

- 1. APPROVE** Environmental Assessment No. T-6341/P21-03618 dated July 21, 2023, a determination that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 (Infill Development) of CEQA Guidelines.
- 2. APPROVE** Vesting Tentative Tract Map No. 6341 dated May 9, 2023, proposing to subdivide ±2.72 acres of the subject property into a 19-lot single-family residential subdivision, subject to compliance with the Conditions of Approval dated August 2, 2023.

## **VI. REPORTS BY COMMISSIONERS**

N/A

**VII. CONTINUED MATTERS**

N/A

**VIII. NEW MATTERS**

**VIII-A** [ID 23-1122](#) Hearing to consider Text Amendment Application No. P23-02443 and related Environmental Finding pertaining to acceptance of subdivision Improvements:

1. **RECOMMEND APPROVAL** (to the City Council) of the Finding of No Possibility of Significant Adverse Effect as prepared for Environmental Assessment No. P23-02443 dated July 26, 2023.
2. **RECOMMEND APPROVAL** (to the City Council) of Text Amendment Application No. P23-02443 Adding Subsection U to Section 3804 of Chapter 15 of the Fresno Municipal Code relating to the deferral of certain sidewalk construction, driveway approaches and street trees in subdivisions until prior to occupancy of single-family homes.

6:33pm

*Assistant Director Benelli (Public Works) explained the timeline of the release of the bond and public improvements, highlighting the effect of adding sidewalks. He talked about conditions of occupancy, such as driveways, and how the allowance would not being guaranteed. He noted that if it took too long to fill subdivisions, developers may be left without a sidewalk for a while.*

*Bray asked for clarification about the Director's Discretion, to which Staff elaborated.*

*Public comment-*

*One person spoke in favor, citing how the Text Amendment would help to release bonds and reduce liability. They also talked about how this would influence the city's safe walk to school and park spaces.*

*No one spoke in opposition.*

**On motion of Commissioner Bray, seconded by Commissioner Criner, that the above Action Item be RECOMMENDED FOR APPROVAL. The motion carried by the following vote:**

**Aye:** 6 - Vice Chair Hardie, Commissioner Criner, Commissioner Wagner, Commissioner Bray, Commissioner Diaz, and Commissioner Lyday

**Absent:** 1 - Chairperson Vang

**IX. REPORT BY SECRETARY**

*N/A*

**X. SCHEDULED ORAL COMMUNICATIONS**

*N/A*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*N/A*

**XII. ADJOURNMENT**

*Vice Chair Hardie adjourned the meeting at 6:45pm*