

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, March 1, 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 – Vacant

**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.**

**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. 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

**2. 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.**

3. 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.

I. ROLL CALL

Chair Vang called meeting to order at 6:01

Present 6 - Chairperson Peter Vang, Vice Chair Brad Hardie, Commissioner David Criner, Commissioner Haley M. Wagner, Commissioner Kathy Bray, and Commissioner Monica Diaz

II. PLEDGE OF ALLEGIANCE

6:01pm

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

Vang read the procedures aloud at 6:01pm

IV. AGENDA APPROVAL

6:02pm

Trejo had no changes to the agenda and introduced Enrique Aponte as a new planner to present for the Commission

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

Aye: 6 - Chairperson Vang, Vice Chair Hardie, Commissioner Criner, Commissioner Wagner, Commissioner Bray, and Commissioner Diaz

V. CONSENT CALENDAR

V-A [ID 23-365](#) CONTINUE TO 3/15/2023
Consideration of Vesting Tentative Tract Map 6385, Planned Development Permit Application P22-04278, and related Environmental Assessment T-6385/P22-04278 for approximately 11.10 acres of property located on the northwest corner of North Alicante Drive and North Willow Avenue (Council District 6).

1. **ADOPT** Environmental Assessment T-6385/P22-04278 dated January 25, 2023, an Addendum to the Final Subsequent Environmental Impact Report State Clearinghouse 200021003 ("SEIR") for the proposed project pursuant to the California Environmental Quality Act (CEQA).

2. **APPROVE** Vesting Tentative Tract Map 6385 dated December 19, 2022, proposing to subdivide approximately 11.10 acres of the subject property into a 39-lot single-family residential subdivision, subject to compliance with the Conditions of Approval dated February 15, 2023.
3. **APPROVE** Planned Development Permit Application P22-04278 proposing to modify the RS-4 (*Single-Family Residential, Medium Low Density*) zone district development standards to allow for a reduction in the front yard setback to living façade, increase of maximum lot coverage, and gated private streets.

VI. REPORTS BY COMMISSIONERS

6:05

N/A

VII. CONTINUED MATTERS

VIII. NEW MATTERS

VIII-A [ID 23-362](#) Consideration of Plan Amendment and Rezone Application No. P22-00507, Development Permit Application No. P22-00505, and related Environmental Assessment No. P22-00507/P22-00505 pertaining to ±1.23 acres of property located on the west side of North Sugar Pine Avenue between West Fir Avenue and West Beechwood Avenues. (Council District 2) - Planning & Development Department.

1. **RECOMMEND ADOPTION** (to the City Council) of the Mitigated Negative Declaration as prepared for Environmental Assessment No. P22-00505/P22-00507, dated December 9, 2022, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA); and,
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P22-00507, requesting authorization to amend the Fresno General Plan to change the planned land use designation for the subject property from Residential - Medium Density (±1.23 acres) to Commercial - General (±1.23 acres); and
3. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P22-00507, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-5/UGM (*Residential Single*

Family, Medium Density) (±1.23 acres) zone district to the CG (Commercial - General) (±1.23 acres) zone district in accordance with the Plan Amendment Application; and

- 4. RECOMMEND APPROVAL** (to the City Council) of Development Permit Application No. P22-00505, requesting authorization to construct an 11,664-square-foot medical clinic and associated parking, circulation, and infrastructure improvements on the approximately 1.23-acre site.

6:05pm

Aponte made a presentation discussing the location of the project, background and applicant proposal, public outreach, Plan consistency, and staff's recommendations.

On behalf of the applicant, Dirk Poeschel spoke on the reasoning behind their location choice, support received in outreach, and the benefits to the community.

One resident voiced support for the proposed project.

Another resident admitted to supporting the project, but had various concerns, particularly with the increased traffic, security risks, and potential risk of an attractive nuisance for the area.

During the rebuttal, Poeschel reiterated the traffic study results were below the threshold of general concern and they wanted to have optimal safety for the children. He reported ongoing communication with the Principal of the neighboring school in the hopes of developing a protocol that helped the whole community. He admitted there was no specific security plan laid out yet, but that they have been in communication with the Police Department to find the best solution. Poeschel reported that the Pinedale community was a micro-neighborhood, and most things are walk-able in their 2 square mile radius. He added that mandatory conditions of the facility to address potential concerns would hopefully be handled by management.

Vang confirmed the hours of operation were Monday-Friday from 8am-6pm and that if there is a market for it, Poeschel added that a potential urgent

care could be added that would be open on Saturdays (in off-peak hours).

Wagner initiated a conversation on a similar situation of medical facility neighboring school but Poeschel admitted he wasn't involved in that project but that those that spearheaded the project took great care in the safety of their community and had an excellent track result over the years.

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

Aye: 6 - Chairperson Vang, Vice Chair Hardie, Commissioner Criner ,
Commissioner Wagner, Commissioner Bray, and
Commissioner Diaz

IX. REPORT BY SECRETARY

6:32pm

Clark reported a new commissioner would be joining the group next meeting and that she was looking forward to having a full dais again.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

N/A

XII. ADJOURNMENT

Vang adjourned the meeting at 6:33pm