

# **City of Fresno**

*City Hall Council Chambers  
2600 Fresno Street*



## **Meeting Minutes - Draft**

**Wednesday, February 15, 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](mailto: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 6:02pm*

*Also present were Clark, Trejo, Siegrist, Aponte, Monroe, Holt, Raterman-Doidge, Benelli, & Gray*

**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**

*6:02pm*

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

*6:02pm*

*Chair Vang read procedures aloud*

**IV. AGENDA APPROVAL**

*6:04pm*

*Trejo informed Commission that the applicant requested to continue item V-A until 3/1/2023*

**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 - Chairperson Vang, Vice Chair Hardie, Commissioner Criner , Commissioner Wagner, Commissioner Bray, and Commissioner Diaz

**V. CONSENT CALENDAR**

*6:05pm*

*Commission voted to approve Consent without item V-A, which was continued to next meeting on 3/1/23 per the discussion during the approval of the agenda.*

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

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

**V-A**     [ID 23-153](#)     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.

**V-B**     [ID 23-201](#)     Consideration of Annexation Application No. P21-03755; Pre-zone Application No. P21-03756; Tentative Parcel Map No. 2022-03; and related Environmental Assessment No. TPM 2022-03/P21-03755/P21-03756 for approximately 0.68 acres of property located on the south side of West Bullard Avenue, between North Maroa and North Winchester Avenues (Council District 4).

1. **RECOMMEND APPROVAL** (to the City Council) of the adoption of Environmental Assessment No. TPM 2022-03/P21-03755/P21-03756 dated January 25, 2023, a determination that the proposed project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15315/Class 15 (Minor Land Division), 15319(b)/Class 19 (Annexation of Existing Facilities and Lots for Exempt Facilities), and 15061(b)(3) (Review for Exemption) of CEQA Guidelines.

- 2. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. P21-03755 (for the Bullard-Maroa No. 3 Reorganization) proposing detachment from the Kings River Conservation District and North Central Fire Protection District and annexation to the City of Fresno.
- 3. RECOMMEND APPROVAL (to the City Council) of Pre-zone Application No. P21-03756 proposing to pre-zone: approximately 0.68 acres of the subject property from the Fresno County R-1-C/NB (*Single-Family Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-4 (*Single-Family Residential, Medium Low Density*) zone district.
- 4. RECOMMEND APPROVAL (to the City Council) of Tentative Parcel Map No. 2022-03, proposing to subdivide approximately 0.68 acres of the subject property into a 4-lot single-family residential subdivision subject to compliance with the Conditions of Approval dated February 15, 2023, and contingent upon approval of Annexation No. P21-03755, Pre-zone Application No. P21-03756, and the related environmental assessment.

V-C [ID 23-296](#) February 1, 2023 Planning Commission Regular Meeting Minutes

**VI. REPORTS BY COMMISSIONERS**

N/A

**VII. CONTINUED MATTERS**

N/A

**VIII. NEW MATTERS**

VIII-A [ID 23-302](#) WORKSHOP regarding APA’s California Chapter Conference in September held in Fresno, celebrating the 75th anniversary of the California Chapter.

6:08 pm

*Director Clark introduced Thomas Gaffery and Dwight Kroll to speak & answer questions.*

*Gaffery spoke about the local history with the APA. He reported the dates and times of the event and explained the opportunities for commissioners to engage & network, adding that proposals for sessions are currently open.*

*He mentioned proposed mobile workshops, including walking tours, Fulton, BRT, Tower District Specific Plan, and Clovis) and voiced an interest in showing the technical aspects of Planning.*

*Clark talked about how the central section of California is the largest by geographic area but the smallest numbers of people in the chapter. She also invited commissioners to reach out if they had any suggested sessions.*

*A video was shown invited people to attend the Conference.*

*Gaffery & Clark talked about the opening reception at the Chaffee Zoo, premiering their new exhibit.*

*Bray proposed a session on the City of Fresno's innovative plans for Homeless Housing, expressing her pride in the progress.*

*The Commission discussed communicating to staff if they were intent on attending so as to register anyone interested.*

**IX. REPORT BY SECRETARY**

*6:20PM*

*Director Clark reported that multiple public review drafts will be presented soon and that there will be large items to discuss*

**X. SCHEDULED ORAL COMMUNICATIONS**

*N/A*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*6:22pm*

*Vang opened to the public but no comment was made.*

**XII. ADJOURNMENT**

*Chair Vang adjourned meeting at 6:23pm*