



City of Fresno

City Hall Council
Chamber
2600 Fresno Street

Meeting Minutes Planning Commission

Chairperson Serop Torossian
Vice Chair Rojelio Vasquez
Commissioner Cary Catalano
Commissioner Kathy Bray
Commissioner Lawrence Garcia
Commissioner Jaime Holt
Commissioner Randy Reed

Wednesday, February 15, 2017

6:00 PM

City Hall Council Chamber
2600 Fresno Street

Regular Meeting

The Planning Commission met in regular session in the City Council Chambers, City Hall, on the date written above and the time listed below.

I. 6:04 P.M. ROLL CALL

STAFF: Raterman-Doidge (City Attorney's Office), Clark (DARM), Sanchez, Tackett, Aguilar, Benelli (Public Works)

Present 5 - Commissioner Kathy Bray, Commissioner Cary Catalano, Commissioner Lawrence Garcia, Commissioner Randy Reed, and Vice Chair Rojelio Vasquez

Absent 2 - Commissioner Jaime Holt, and Chairperson Serop Torossian

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Commissioner Garcia.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

Chair Vasquez outlined the meeting procedures for the benefit of the public.

IV. AGENDA APPROVAL

The minutes from December 7, 2016 were removed from the agenda.

On motion of Commissioner Garcia, seconded by Commissioner Catalano, that the above be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bray, Commissioner Catalano, Commissioner Garcia, Commissioner Reed and Vice Chair Vasquez

Absent: 2 - Commissioner Holt and Chairperson Torossian

V. CONSENT CALENDAR

APPROVED

On motion of Commissioner Garcia, seconded by Commissioner Catalano, that the above be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bray, Commissioner Catalano, Commissioner Garcia, Commissioner Reed and Vice Chair Vasquez

Absent: 2 - Commissioner Holt and Chairperson Torossian

A. Minutes

1. [ID16-1471](#) Approval of minutes from October 12, 2016
2. [ID17-260](#) Approval of minutes from December 7, 2016 meeting.

This Minutes was continued on the Consent Calendar.

3. [ID17-259](#) Approval of minutes from December 21, 2016 meeting

VI. REPORTS BY COMMISSIONERS

No reports were given by Commissioners.

VII. CONTINUED MATTERS

[ID17-256](#) CONTINUED FROM DECEMBER 21, 2016 & FEBRUARY 01, 2017
Consideration of Plan Amendment Application No. A-16-014; Rezone Application No. R-16-013; and, related Environmental Assessment No. A-16-014/R-16-013/T-6165 for approximately 78 acres of property located on the north side of East Church Avenue between South Sunnyside and South Fowler Avenues. (Council District 5) - Development and Resource Management Department.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-16-014/R-16-013/T-6165 dated October 21, 2016 for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-014 proposing to amend the Fresno General Plan and the Roosevelt Community Plan to change the planned land use designations for the subject property from Medium-Low Density Residential (±22 acres), Medium Density Residential (±35 acres), Residential Multi-Family Urban Neighborhood (±15 acres), Neighborhood Park (±6 acres) to Medium Density Residential (±50 acres), Residential Multi-Family Urban Neighborhood (±18 acres), Community Commercial (±7 acres), and Open Space (±3 acres) for purposes of a Neighborhood Park with a dual designation of Medium Density Residential.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-013 proposing to amend the Official Zone Map to reclassify the ±78 acres to RS-5 (Residential Single Family, Medium Density) (±50 acres), RM-2 (Residential Multi Family Urban Neighborhood) (±18 acres), CC (Commercial-Community) (±7 acres), PR (Parks and Recreation) (±3 acres) in accordance with Plan Amendment Application No. A-16-014.

The above item was presented to the Planning Commission by Will Tackett.

Brian Yengoyan, the applicant, presented to the Planning Commission.

A total of 25 members of the public spoke in opposition to the proposed project.

REFER ITEM BACK TO STAFF.

On motion of Commissioner Garcia, seconded by Commissioner Catalano, that the above Action Item be continued. The motion carried by the following vote:

Aye: 5 - Commissioner Bray, Commissioner Catalano, Commissioner Garcia, Commissioner Reed and Vice Chair Vasquez

Absent: 2 - Commissioner Holt and Chairperson Torossian

VIII. NEW MATTERS

A. Election of Chair and Vice-Chair

CONTINUED

On motion of Commissioner Garcia, seconded by Commissioner Catalano, that the above be continued. The motion carried by the following vote:

Aye: 5 - Commissioner Bray, Commissioner Catalano, Commissioner Garcia, Commissioner Reed and Vice Chair Vasquez

Absent: 2 - Commissioner Holt and Chairperson Torossian

- B. [ID17-255](#)** Consideration of Vesting Tentative Tract Map No. 6165/UGM; and, related Environmental Assessment No. A-16-014/R-16-013/T-6165 for an approximately 39.58 acre portion of property located on the north side of East Church Avenue between South Sunnyside and South Fowler Avenues (Council District 5) - Development and Resource Management Department.
1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-16-014/R-16-013/T-6165 dated October 21, 2016 for purposes of the proposed project.
 2. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6165/UGM proposing to subdivide an approximately 39.58 acre portion of the subject property for the purpose of creating a 208-lot conventional single-family residential development subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the Planning Commission dated February 15, 2017.

REFER ITEM BACK TO STAFF.

On motion of Commissioner Garcia, seconded by Commissioner Catalano, that the above Action Item be continued. The motion carried by the following vote:

Aye: 5 - Commissioner Bray, Commissioner Catalano,
Commissioner Garcia, Commissioner Reed and Vice Chair
Vasquez

Absent: 2 - Commissioner Holt and Chairperson Torossian

IX. REPORT BY SECRETARY

Jennifer K. Clark spoke.

The next Planning Commission meeting is scheduled for March 1, 2017.

*Clark mentioned Commissioner Bray will be attending this year's State
Planning Commissioners Conference.*

X. SCHEDULED ORAL COMMUNICATIONS

None.

XI. UNSCHEDULED ORAL COMMUNICATIONS

None.

XII. ADJOURNMENT

Meeting adjourned at 8:04 P.M.