



City of Fresno

Meeting Minutes

Planning Commission

City Hall Council
Chamber
2600 Fresno Street

Chairperson Serop Torossian
Vice Chair Lawrence Garcia
Commissioner Kathy Bray
Commissioner Raj K. Sodhi-Layne
Commissioner Debra McKenzie
Commissioner Peter Vang
Commissioner Brad Hardie

Wednesday, May 16, 2018

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 listed above and the time listed below.

I. ROLL CALL

STAFF: Raterman-Dodge (City Attorney's Office); Sanchez (DARM), Emerson, Barnes, and Williams; Benelli (Public Works)

Present 8 - Chairperson Serop Torossian, Vice Chair Lawrence Garcia, Commissioner Kathy Bray, Commissioner Debra McKenzie, Commissioner Raj K. Sodhi-Layne, Commissioner Peter Vang, and Commissioner Brad Hardie

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Commissioner Hardie.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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

IV. AGENDA APPROVAL

Mike Sanchez, Assistant Director of DARM, requested that both agenda items be continued to June 6, 2018.

A motion was made to approve the agenda with noted changes by

Commissioner Sodhi-Layne and seconded by Commissioner Garcia that the above be approved.

THE MOTION CARRIED UNANIMOUSLY.

On motion of Commissioner Sodhi-Layne, seconded by Vice Chair Garcia, that the above be approved. The motion carried by the following vote:

Aye: 7 - Chairperson Torossian, Vice Chair Garcia, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Hardie

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

Chair Torossian explained the process of approving the Consent Calendar and stated the minutes from March 21, 2018 will be included in said approval.

Commissioner Hardie recused himself because he was not present at the March 21st meeting.

MOTION TO APPROVE THE CONSENT CALENDAR.

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

Aye: 6 - Chairperson Torossian, Vice Chair Garcia, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

Recused: 1 - Commissioner Hardie

- A. Minutes

ID18-0637 Approval of Minutes from Regular Session on March 21, 2018

- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

No reports were made by Commissioners.

VII. CONTINUED MATTERS

No continued matters were heard.

VIII. NEW MATTERS

A. **ID18-0610** Consideration of an extension of time of a Development Agreement for the Marketplace at El Paseo filed by Gryphon Capital pertaining to the property generally located on the southwest corner of West Herndon Avenue and North Riverside Drive covering 74.4 acres of property in (Council District 2), and Conditional Use Permit Application No. C-17-057 filed by Rich Development pertaining to the development of the Marketplace at El Paseo on 18.4 acres of the subject property.

1. RECOMMEND APPROVAL (to the City Council) of the Addendum to EIR No. 10144 (SCH NO. 2008011003) for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) approving an extension of time of 10 years to February 2028, for the development of the Marketplace at El Paseo.
3. RECOMMEND APPROVAL (to the City Council) of Conditional Use Permit Application No. C-17-057 requesting authorization to construct ±162,000 square feet of retail, restaurant, and entertainment facilities, including a ±49,965-square-foot newly constructed movie theatre at the Marketplace at El Paseo Project.

New Matter A. ID18-0610 was continued to June 6, 2018.

B. **ID18-0605** Consideration of Pre-zone Application No. R-17-020 and related Environmental Assessment No. R-17-020, filed by Jeffrey Roberts, on behalf of Granville Homes. The application pertains to ±0.80 acres of property located on the south side of West San

Jose Avenue between North Maroa and North Del Mar Avenues in the unincorporated portion of City's Sphere of Influence boundary. The proposed site is currently under the jurisdiction of Fresno County and will be annexed to the City of Fresno (Council District 2-Brandau).

1. RECOMMEND APPROVAL (to the City Council) of the Environmental Assessment No. R-17-020, a mitigated negative declaration, prepared for the proposed pre-zone and is dated April 20, 2018.
2. RECOMMEND APPROVAL (to the City Council) of Pre-zone Application No. R-17-020 which proposes to amend the Official Zone Map from the R-1 (Single Family Residential, 6,000 sq. foot minimum) County of Fresno zone district to the RS-5 (Single Family Residential, Medium Density) City of Fresno zone district which is consistent with the Fresno General Plan planned land use.

New Matter B. ID18-0605 was continued to June 6, 2018.

IX. REPORT BY SECRETARY

Acting Secretary, Mike Sanchez, stated there were no reports at that time.

X. SCHEDULED ORAL COMMUNICATIONS

No scheduled oral communications.

XI. UNSCHEDULED ORAL COMMUNICATIONS

No unscheduled oral communications.

XII. ADJOURNMENT

ADJOURNED AT 6:08 PM.