



**City of Fresno**  
**Meeting Minutes**  
**Planning Commission**

City Hall Council  
Chamber  
2600 Fresno Street

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**Wednesday, December 6, 2017**

**6:00 PM**

**City Hall Council Chamber**  
**2600 Fresno Street**

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**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 - 6:05 P.M.**

*DARM: Clark, Sanchez, Emerson, Tackett, Valenzuela, Siegrist, Olsen, Williams*

*Attorney's Office: Kolluri*

*City Manager's Office: Rudd*

*Public Works: Benelli*

**Present** 7 - Chairperson Serop Torossian, Vice Chair Rojelio Vasquez, Commissioner Kathy Bray, Commissioner Lawrence Garcia, Commissioner Debra McKenzie, Commissioner Raj K. Sodhi-Layne, and Commissioner Peter Vang

**II. PLEDGE OF ALLEGIANCE**

*Recital of the pledge was led by Commissioner Bray.*

**III. PROCEDURES**

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

**IV. AGENDA APPROVAL**

**On motion of Commissioner Bray, seconded by Vice Chair Vasquez, that the agenda be approved. The motion carried by the following vote:**

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

A. Consent Calendar Requests

*None.*

B. Continuance Requests

*None.*

C. Other Agenda Changes

*None.*

**V. CONSENT CALENDAR**

A. Minutes

*None.*

B. Communications

*None.*

C. Entitlements

*None.*

**VI. REPORTS BY COMMISSIONERS**

*None.*

**VII. CONTINUED MATTERS**

*None.*

**VIII. NEW MATTERS**

[ID17-1609](#) Consider Plan Amendment Application No. A-17-011, Rezone Application No. R-17-016, Development Permit Application No. D-17-128, and related Environmental Assessment No. A-17-011/R-17-016/D-17-128, filed by Terra Mortensen of Galloway & Company, Inc. for approximately 1.38 acres of property located on the northeast corner of North Glenn and

West Nees Avenues. (Council District 2 - Brandau)

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-011/R-17-016/D-17-128 dated December 1, 2017.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-17-011 proposing to amend the Fresno General Plan and the Bullard Community Plan planned land use designation for the subject property from Community Commercial to Business Park.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-17-016 requesting authorization to rezone the subject property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) to the BP/UGM (Business Park/Urban Growth Management) zone district.
4. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. D-17-128 requesting authorization to construct an 11,878-square-foot tire center in accordance with the Automobile/Vehicle Repairs, Major use classification.

*Will Tackett, Supervising Planner, presented the proposed project.*

*Rona Droove, applicant of the project, spoke in support of the project.*

*Chair Torossian, Commissioners Bray, Garcia, and Sodhi-Layne spoke.*

*No one from the public spoke in support or opposition.*

**MOTION TO ADOPT THE STAFF RECOMMENDATION.**

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

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

[ID17-1612](#) Consider Plan Amendment Application No. A-17-010, Rezone Application No. R-17-014, and the related environmental assessment, filed by Jeff Roberts of East Shields Development, for approximately ±13.76 acres of property located on the east side of North Fowler Avenue between East Shields and East Princeton Avenues. (Council District 4 - Caprioglio)

1. RECOMMEND APPROVAL (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-010/R-17-014 dated December 1, 2017.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-17-010 proposing to amend 8.89 acres of the Fresno General Plan and the McLane Community Plan from the Business Park planned land use to the Medium Density Residential (5-12 du/acre) planned land use. In addition, 4.87 acres of the subject property is proposed to be redesignated from the Community Commercial and Light Industrial planned land uses to the Urban Neighborhood Residential (16-30 du/acre) planned land use.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-17-014 requesting authorization to reclassify 8.89 acres of the subject property from the BP/UGM (Business Park/Urban Growth Management) zone district to the RS-5/UGM (Residential Single-Family, Medium Density/Urban Growth Management) zone district. The remaining 4.87 acres of the subject property will be reclassified from the CC/UGM (Community Commercial/Urban Growth Management) and IL/UGM (Light Industrial/Urban Growth Management) zone districts to the RM-2/UGM (Residential Multi-Family, Urban Neighborhood/Urban Growth Management) zone district.

*Jose Valenzuela, Planner III, presented the proposed project.*

*Chair Torossian and Commissioner Vang spoke.*

*Georgio Russo spoke in favor of the project.*

*No one from the public spoke in support or opposition.*

**MOTION TO RECOMMEND TO COUNCIL TO APPROVE STAFF RECOMMENDATIONS.**

**On motion of Vice Chair Vasquez, seconded by Chairperson Torossian, that the above Action Item be approved. The motion carried by the following vote:**

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

- [ID17-1537](#) Consideration of Conditional Use Permit Application No. C-16-097, located on the southwest corner of West Clinton and North Blythe Avenues (Council District 3) - Development and Resource Management Department.
1. ADOPT the Section 15332/Class 32 Categorical Exemption prepared for Environmental Assessment No. C-16-097, dated October 19, 2017;
  2. DENY the appeal and UPHOLD the Director's approval of Conditional Use Permit Application No. C-16-097 requesting authorization to construct a neighborhood shopping center and establish a State of California Alcoholic Beverage Control Type 21 alcohol license (Package Store - sale of beer, wine, and distilled spirits for consumption off the premises where sold) for a proposed specialty grocery store.

*Phillip Siegrist, Planner II, presented the proposed project.*

*Robby Antoyan, Applicant, Kulvir Sekhon, Property Owner, and Nick Yovino, Project Representative, spoke in favor of the project.*

*Chair Torossian, Commissioners Bray, Garcia, McKenzie, Sodhi-Layne, and Vang spoke.*

*Ajit Gil spoke in support of the project.*

*John Cardot, George Beal, Raj Singh, Michael Williams, Barbara Winderger, Cary Stefelia, and Velen spoke in opposition to the project.*

*Secretary Clark clarified what findings would be required in order to approve and/or deny the project.*

**MOTION TO APPROVE THE STAFF RECOMMENDATIONS.**

**On motion of Commissioner Sodhi-Layne, seconded by Commissioner McKenzie, that the above Action Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Vice Chair Vasquez, Commissioner Bray,  
Commissioner McKenzie, and Commissioner  
**No:** 3 - Sodhi-Layne  
Chairperson Torossian, Commissioner Garcia, and  
Commissioner Vang

[ID17-1611](#) Consideration of Plan Amendment Application No. A-17-016, and related environmental finding filed by the Development and Resource Management Department Director pertaining to the Parks Master Plan as follows:

1. RECOMMEND APPROVAL (to the City Council) of the adoption of Environmental Assessment No. A-17-016, a Mitigated Negative Declaration dated November 14, 2017.
2. RECOMMEND APPROVAL (to the City Council) of the adoption of the Parks Master Plan and approval of Plan Amendment Application No. A-17-016, amending the narrative of section 5.1 and the language of policy POSS-1, of the Fresno General Plan, Parkland Standard, to reflect the Parks Master Plan.

*Chair Torossian recused himself and named Vasquez as Chair.*

*Sophia Pagoulatos, Planning Manager, and Bruce Rudd, Assistant City Manager, introduced the proposed project.*

*Allen McEwen, Jeremy Clark, Lee Ayers, and Bill Schultz spoke in favor of the project. No one spoke in opposition to the project.*

*Chair Vasquez, Commissioners Bray, and McKenzie spoke.*

*MOTION TO ADOPT THE STAFF RECOMMENDATIONS.*

**On motion of Commissioner Bray, seconded by Commissioner Sodhi-Layne, that the above Action Item be approved. The motion carried by the following vote:**

**Aye:** 6 - Vice Chair Vasquez, Commissioner Bray, Commissioner Garcia, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

**Recused:** 1 - Chairperson Torossian

**IX. REPORT BY SECRETARY**

*Secretary Sanchez informed the Commission about future meetings. Vice*

*Chair Vasquez inquired about alcohol sales exemptions. Commissioner*

*Vang informed the Secretary about future absences.*

**X. SCHEDULED ORAL COMMUNICATIONS**

*None.*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*None.*

**XII. ADJOURNMENT**

*ADJOURNMENT AT 9:07 P.M.*