



City of Fresno

City Hall Council
Chambers
2600 Fresno Street

Meeting Minutes Planning Commission

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

Wednesday, October 2, 2019

6:00 PM

City Hall Council Chambers
2600 Fresno Street

Regular Meeting

The Planning Commission welcomes you to the City Council Chambers, located in City Hall, 2nd Floor, 2600 Fresno Street, Fresno, California 93721.

The City of Fresno's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. The meeting room is physically accessible. If, as an attendee or participant at the meeting, you need additional accommodations such as interpreters, signers, assistive listening devices, or the services of a translator, please contact the Office of the City Clerk at (559) 621-7650 or clerk@fresno.gov. To ensure availability, you are advised to make your request at least 48 hours prior to the meeting. The agenda and related staff reports are available at www.fresno.gov, as well as in the Office of the City Clerk.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets.

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

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: Badhessa (City Attorney's Office); Clark, Sanchez, Lerwill, Olsen, Young (Planning and Development); Benelli (Public Works); Gray (Public

Utilities)

Present 5 - Commissioner Brad Hardie, Chairperson Serop Torossian, Commissioner Kathy Bray, Commissioner Raj K. Sodhi-Layne, and Commissioner Peter Vang

Absent 2 - Commissioner Debra McKenzie, and Commissioner Monica Diaz

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

MOTION TO APPROVE THE AGENDA.

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

Aye: 5 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner Sodhi-Layne, and Commissioner Vang

Absent: 2 - Commissioner McKenzie, and Commissioner Diaz

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

V. CONSENT CALENDAR

NO ITEMS ON CONSENT CALENDAR.

- A. Minutes
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

Vice Chair Bray presented articles from a website for the benefit of the Planning Commission and public.

- A. [ID19-11384](#) Commissioner Bray - Planetizen

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. [ID19-11060](#) Consider the appeal of Development Permit Application No. P19-00359 and Variance Application No. P19-02282, located on the west side of North Howard Street between Herndon and Alluvial Avenues. (Council District 6) - Planning and Development Department.

1. ADOPT Environmental Assessment No. P19-00359 / P19-02282 dated August 7, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 3 Categorical Exemption; and,

2. DENY the applicant's appeal and UPHOLD the action of the Planning and Development Department Director to:

a. APPROVE Development Permit Application No. P19-00359, which proposed to develop a 14-foot high by 48-foot wide digital LED, double-sided billboard; and,

b. DENY Variance Application No. P19-02282, requesting to vary height standards to allow for an 86-foot tall, 14-foot high by 48-foot wide double-sided digital LED billboard.

Jarred Olsen, Planner III, presented the appeal.

Two representatives for the project spoke on behalf of the appeal.

The item was brought back to the dais for discussion and to ask questions regarding the appeal.

No members from the public spoke in support of the appeal.

Three members from the public spoke in opposition of the appeal.

The representative for the project addressed the opposition.

Commissioner Hardie made a motion, seconded by Commissioner Vang, that the above action item be approved per staff recommendation. The motion failed by the following vote:

AYE: 2 - Commissioner Hardie, Commissioner Vang

NO: 3 - Commissioner Sodhi-Layne, Commissioner Bray, Chairperson Torossian

ABSENT: 2 - Commissioner McKenzie, Commissioner Diaz

The item was brought back to the dais for discussion and the Commission offered an alternative motion to grant the appeal by the applicant and approve the 86-foot high billboard.

MOTION TO APPROVE ALTERNATIVE AND RECOMMEND APPROVAL OF VARIANCE APPLICATION.

On motion of Chairperson Torossian, seconded by Commissioner Sodhi-Layne, that the above Action Item be approved as amended. The motion carried by the following vote:

Aye: 3 - Chairperson Torossian, Commissioner Bray, and Commissioner Sodhi-Layne

No: 2 - Commissioner Hardie, and Commissioner Vang

Absent: 2 - Commissioner McKenzie, and Commissioner Diaz

B. [ID19-11322](#) Hearing to consider adoption of the Elm Avenue Revitalization Strategy, which pertains to approximately 1,092 acres in the DA-1 South Development Area:

1. RECOMMEND ADOPTION (to the City Council) - Environmental Assessment - A determination that the proposed project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262 as a feasibility and planning study for possible future actions which the City has not yet approved, adopted, or funded; and
2. RECOMMEND ADOPTION (to the City Council) - Resolution - Adopting the Elm Avenue Revitalization Strategy: A Brownfields

Area-Wide Plan.

Drew Wilson, Planner III, presented the project.

Chair Torossian opened the item up for public discussion.

Two members from the public spoke in support of the project.

No one spoke in opposition of the project.

MOTION TO APPROVE STAFF RECOMMENDATION.

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

Aye: 5 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner Sodhi-Layne, and Commissioner Vang

Absent: 2 - Commissioner McKenzie, and Commissioner Diaz

- C.** [ID19-11335](#) Consider Plan Amendment Application No. P19-00980 and related environmental findings for the Housing Element Amendment, filed by the Planning and Development Department Director, pertaining to the following:

1. RECOMMEND APPROVAL (to the City Council) of the environmental findings of Environmental Assessment No. P19-00980, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, and to Program Environmental Impact Report SCH No. 2012041009 certified by the City Council on October 20, 2016 for the Downtown Neighborhoods Community Plan, the Fulton Corridor Specific Plan, and the Downtown Development Code pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164; and

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P19-00980 to amend the text of

Chapter 11 of the Fresno General Plan, the Housing Element Chapter. P19-00980 proposes changes to Chapter 6, Program 2: Residential Densities on Adequate Sites to be consistent with state law, as well as to add 91 sites totaling approximately 54.16 acres located in Downtown Fresno to Appendix B of the Housing Element-Housing Sites Inventory (2008-2013 RHNA).

Dan Zack, Assistant Director of Planning and Development, presented the project.

No one spoke in support or opposition of the project.

The item was brought back to the dais for discussion.

MOTION TO APPROVE STAFF RECOMMENDATION.

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

Aye: 5 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner Sodhi-Layne, and Commissioner Vang

Absent: 2 - Commissioner McKenzie, and Commissioner Diaz

IX. REPORT BY SECRETARY

Secretary Clark informed the Commission that the there were items schedule for the October 16, 2019 Planning Commission and to let the Planning and Development Division know if they were going to be absent.

X. SCHEDULED ORAL COMMUNICATIONS

No scheduled communications.

XI. UNSCHEDULED ORAL COMMUNICATIONS

No unscheduled communications.

XII. ADJOURNMENT

ADJOURNMENT AT 7:45 P.M.