



City of Fresno
Meeting Minutes
Planning Commission

City Hall Council
Chamber
2600 Fresno Street

Wednesday, December 20, 2017

6:00 PM

City Hall Council Chamber
2600 Fresno Street

Regular Meeting

The Planning Commission met in Regular Session at Council Chambers, City Hall, on the date listed above and the time listed below.

I. ROLL CALL - 6:03 P.M.

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

II. PLEDGE OF ALLEGIANCE

The pledge was led by Commissioner Vang.

III. PROCEDURES

IV. AGENDA APPROVAL

On motion of Vice Chair Vasquez, seconded by Commissioner Sodhi-Layne, that the above 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.

VI. REPORTS BY COMMISSIONERS

None.

VII. CONTINUED MATTERS

[ID17-1648](#) Consider Environmental Assessment No.
A-16-017/R-16-018/C-17-059, Plan Amendment Application No.

A-16-017, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 filed by Giorgio Russo of Ginder Development, for approximately 2.41 acres of property located on the northwest corner of North Blythe and West Herndon 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-16-017/R-16-018/C-17-059 dated December 1, 2017; including, the attached Addendum prepared in accordance with Section 15073.5 of the California Environmental Quality Act (CEQA) Guidelines dated December 15, 2017.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-017 proposing to amend the Fresno General Plan and the Bullard Community Plan to change the planned land use designation for a 2.41 acre portion of the 7.1 acre subject property from Community Commercial to the General Commercial planned land use designation.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-018 requesting authorization to rezone the 2.41 acre portion of the subject property from the CC (Commercial-Community) zone district to the CG (Commercial General) zone district.
4. RECOMMEND APPROVAL (to the City Council) of Conditional Use Permit Application No. C-17-059 requesting authorization to construct three detached commercial pads (one of which includes a drive-through) on the 2.41 acre portion of the subject property that is proposed to be redesignated and rezoned.

Margo Lerwill, Planner III, introduced the project.

The project applicant, Giorgio Russo, spoke in favor of the project.

John Kinsey spoke in support of the project.

No one spoke in opposition to the project.

Commissioner Vang commended the applicant for working with the public.

Chair Torossian concurred.

MOTION TO APPROVE STAFF RECOMMENDATIONS

On motion of Chairperson Torossian, seconded by Commissioner Garcia, that the above Action Item be recommended for approval. 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.

VIII. NEW MATTERS

[ID17-1684](#) Consideration of Conditional Use Permit Application No. C-16-033, located on the southwest corner of East Belmont and Van Ness Avenues. (Council District 3) - Development and Resource Management Department.

1. ADOPT Environmental Assessment No. C-16-033 dated December 11, 2017, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 3 Categorical Exemption.

2. APPROVE Conditional Use Permit Application No. C-16-033 requesting authorization to develop an approximately 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and an 8 -station Chevron fueling facility with a 2,160 square-foot canopy, subject to compliance with the Conditions of Approval dated December 20, 2017.

3. DENY Conditional Use Permit Application No. C-16-033 requesting to establish a Type 20 alcohol license (Package

Store - sale of beer and wine for consumption off the premises where sold) for the Johnny Quik convenience store.

Ricky Caperton, Planner III, presented the project.

Commissioner Vasquez inquired which drive approach on the subject property would be required to be removed. Mr. Caperton left the requirement up to the discretion of the applicant.

Commissioner Vasquez inquired about the high crime in the area. Mr. Caperton stated ABC defined the area as a high crime area.

Chair Torossian noted that the Tower District voted to recommend denial of the project. Mr. Caperton stated the denial was based on site layout.

Commissioner Bray inquired about the billboard. Mr. Caperton stated that the billboard could remain in its current location, should the applicant be able to provide documentation that the billboard was legally established.

George Beal, project applicant and appellant, spoke in support of the project.

Ken Vang, project engineer, spoke in support of the project.

The following individuals spoke in opposition of the project: Steve Walter, Barbara Fiske, Lee Kim, Esther Delahay, and Daniel Dominguez.

Commissioners Garcia, Sodhi-Layne, and Bray discussed the project. Commissioner Bray inquired about the billboard.

Planning Manager Bonique Emerson stated that the applicant had yet to provide documentation that the billboard was permitted. If the applicant cannot provide documentation, the billboard would be required to be removed.

Commissioner Vang, McKenzie, Vasquez and Chair Torossian discussed

the project further.

MOTION TO APPROVE STAFF RECOMMENDATIONS

On motion of Vice Chair Vasquez, seconded by Commissioner Bray, 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

[ID17-1679](#) Consideration of Development Permit Application No. D-16-109, located on the northwest corner of East Central and South Cedar Avenues (Council District 3) - Development and Resource Management Department.

1. RECOMMEND APPROVAL (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. D-16-109, dated September 18, 2017;
2. RECOMMEND APPROVAL (to the City Council) of the Director's decision to approve Development Permit Application No. D-16-109 authorizing the development of an industrial business park for industrial uses with up to seven reinforced concrete buildings ranging in size from 124,200 square feet to 1,000,000 square feet, with a total building square footage not to exceed ±2,145,420.

Phillip Siegrist, Planner II, introduced the project.

Chair Torossian inquired about when the property was zoned industrial and inquired as to why the project was being brought to Planning Commission. Mr. Siegrist stated it had been zoned industrial for 35 years and an appeal was received.

Larry Westerlund, Assistant Director of Economic Development, spoke in support of the project.

Richard Caglia, project applicant, spoke in support of the project.

Nick Audino, real estate broker for the project, spoke in support of the project.

The following members of the public spoke in support of the project: Jose Mora, William Broomfield, and Yery Orivales.

The following members of the public spoke in opposition to the project: Eric Payne, Dolores Borajas-Weller, Dolores Sandoval, Thomas Weiller, Leo Macias, and Ashley Werner.

Assistant Director Mike Sanchez indicated the Southwest Fresno Specific Plan directs industrial development to the Industrial Triangle area.

Commissioner McKenzie inquired about the District 3 Implementation Committee. Secretary Clark indicated the District 3 Council Member has not restarted the implementation committee.

Chair Torossian, Commissioner Vasquez, and Commissioner Bray discussed the project.

MOTION TO APPROVE STAFF RECOMMENDATIONS

On motion of Commissioner Bray, seconded by Vice Chair Vasquez, that the above Action Item be recommended for approval. 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

IX. REPORT BY SECRETARY

Secretary Clark informed the Commission that there will be a meeting on January 3rd, 2018.

X. SCHEDULED ORAL COMMUNICATIONS

None.

XI. UNSCHEDULED ORAL COMMUNICATIONS

None.

XII. ADJOURNMENT

ADJOURNED AT 8:01 P.M.