



PLANNING COMMISSION ACTION/MINUTES

March 5, 2014

JAIMIE HOLT, Chair

Commission Members  
SEROP TOROSSIAN, Vice Chair  
ANDY HANSEN-SMITH  
LUISA MEDINA  
RANDAL REED  
ROJELIO VASQUEZ

Development and Resource Management  
Director/Secretary  
JENNIFER K. CLARK, AICP  
  
Deputy City Attorney  
TALIA KOLLURI-BARBICK

**I. ROLL CALL**

*The meeting was called to order by Acting Chair Torossian at 6:03 p.m.*

**PRESENT:** Hansen-Smith, Medina, Reed, Torossian, Vasquez

**ABSENT:** Holt

**STAFF:** Clark, Rodriguez, Sanchez, Emerson, Bouvet, Trejo, Zuniga (DARM);  
Kolluri-Barbick (City Attorney's Office); Tyler (Public Works/Traffic Engineering)

**II. PLEDGE OF ALLEGIANCE**

*Recital of the pledge of allegiance was led by Commissioner Hansen-Smith.*

**III. PROCEDURES**

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

**IV. AGENDA APPROVAL**

**A. Consent Calendar Requests -- None.**

**B. Continuance Requests -- None.**

**C. Other Agenda Changes -- None.**

*Commissioner Reed moved for approval of the agenda, second by Commissioner Vasquez.*

**VOTING:** Ayes - Reed, Vasquez, Torossian, Hansen-Smith, Medina  
Noes - None  
Not Voting - None  
Absent - Holt

**ACTION: APPROVED. Motion carried 5 yes, 0 no, 1 absent.**

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**V. CONSENT CALENDAR**

A. Minutes – Meeting Minutes of February 5 and February 19, 2014

B. Communications

C. Entitlements

Commissioner Hansen-Smith moved for approval of the Consent Calendar, second by Commissioner Reed.

VOTING: Ayes - Hansen-Smith, Reed, Medina, Vasquez, Torossian  
Noes - None  
Not Voting - None  
Absent - Holt

ACTION: APPROVED. Motion carried 5 yes, 0 no, 1 absent. Meeting Minutes of February 5 and February 19, 2014, were approved as submitted and filed.

**VI. REPORTS BY COMMISSIONERS**

Commissioner Reed stated he attended the City Council hearing on the text amendment for outdoor dining (Text Amendment No. TA-13-006) and that the Planning Commission's recommendation for smoking to be prohibited in outdoor dining areas was not incorporated into the text amendment; stated on March 6, 2014, the City Council approved the text amendment without language restricting smoking in outdoor dining areas, which would have prevented second hand smoking pollution. The Commission briefly discussed ways it could more effectively communicate its recommendations to the City Council.

**VII. CONTINUED MATTER**

- A. Consideration of Rezone Application No. R-13-003 and environmental findings, filed by Stericycle Inc., pertaining to approximately 0.60 acre of property located on West Swift Avenue, between North Golden State Blvd and State Highway Route 99.
1. Recommend approval to the City Council of Environmental Assessment No. R-13-003/C-13-020, dated January 31, 2014, determination of initial study to file a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) and Mitigated Negative Declaration prepared for Plan Amendment No. A-09-002 (Air Quality MND).
  2. Recommend approval to the City Council of Rezone Application No. R-13-003 to reclassify approximately 0.60 acre of property from the C-6/UGM (Heavy Commercial District/Urban Growth Management) zone district to the C-M/UGM (Commercial & Light Manufacturing District/Urban Growth Management) zone district.

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Staff presentation was given by Israel Trejo; stated the subject property was situated between North Golden State Boulevard and State Highway 99 and was surrounded by light industrial; stated C-M zoning was consistent with planned land use; stated in March 1985, by Director Classification No. 117, infectious waste sterilization and disposal facilities were permitted in the C-M zone district by conditional use permit; in August 1985 approval was given to operate a medical waste collection facility at the subject location; showed aerial picture of the 0.47 acre Stericycle site; stated the operator proposed development of the abutting vacant lot as a parking lot for its truck trailers; stated the applicant submitted Conditional Use Permit Application No. C-13-020 requesting authorization to utilize the property for the storage of dental and medical hazardous waste within the truck trailers; stated the rezone application must be approved prior to the conditional use permit approval; stated the application would be routed to State Clearinghouse, the State Department of Toxic Substances Control, and the California Department of Public Health for comment on the storage waste facility; stated the proposed expansion was for parking and storage; recommended the Commission recommend to the City Council approval of the Environmental Assessment Finding of Conformity and approval of the Rezone application.

Commissioner Medina asked about the truck parking as shown on the aerial photo and if it was compliant. Israel Trejo stated trucks began parking on the vacant lot after neighboring property owners complained about trucks parking on the street; stated Stericycle needed a place to park its trucks, it owned the adjacent vacant lot, and filed a rezone and conditional use permit seeking approval to utilize the lot for truck/trailer parking. Commissioner Reed asked if the conditional use permit would only be reviewed by the Planning Commission on appeal. Israel Trejo responded yes.

Applicant:

Dave Williams, Regional Operations Manager of Stericycle, stated trucks were parking on site on the weekends and on the weekdays the trucks were parked on West Swift; stated Stericycle was waiting for approval to store trucks on site and was not currently storing medical waste on the site.

Commissioner Medina asked if the parking lot was empty while going through this process. Dave Williams stated yes, that the trucks were okay to be parked on the street for four hours; stated they currently had more trucks parking on the street and the street now had truck parking restrictions; stated trucks parked on the street were being moved every four hours. Commissioner Medina asked if Stericycle had any record of zoning violations. Dave Williams responded no.

Commissioner Reed asked if Stericycle was currently processing dental waste. Dave Williams stated there was a 10-day hold permit, reclassifying to lesser facility with 10-day hazardous hold. Commissioner Reed asked were they regulated by the State of California regarding the trailers where waste was held. Dave Williams stated bobtail trucks did not store waste in the truck but inside the Stericycle building.

Commissioner Hansen-Smith asked if Stericycle autoclaved any material. Dave Williams stated Stericycle autoclaved medical waste; stated dental waste was completely different and was sent elsewhere.

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*There were no speakers in support or opposition. The public hearing was closed.*

*Commissioner Hansen-Smith stated it was a good use of the adjacent property, trucks would be parked on site next to Stericycle and off the street; moved to recommend to the City Council approval of the Environmental Assessment Finding of Conformity and the Rezone application. The motion was seconded by Commissioner Reed.*

**VOTING:** Ayes - Hansen-Smith, Reed, Medina, Vasquez, Torossian  
Noes - None  
Not Voting - None  
Absent - Holt

*Motion carried 5-0-1. By Resolution No. 13272, the Commission recommended to the City Council adoption of the Finding of Conformity prepared for Environmental Assessment No. R-13-003/C-13-020 and approval of Rezone Application No. R-13-003.*

**B. Site Plan Review Application No. S-13-047 and related environmental findings filed by Sean Odom of GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC, which pertains to an 11.63 acre property located on the west side of North Hughes Avenue between West Nielson and West Belmont Avenues.**

- 1. APPROVE for adoption the Mitigated Negative Declaration prepared for Environmental Assessment No. S-13-047, filed February 14, 2014;**
- 2. APPROVE Site Plan Review Application No. S-13-047 requesting authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install ten external storage tanks with their appropriate containment slabs.**

*Staff presentation was given by Nathan Bouvet; explained handouts distributed to the Commission: (1) a revised elevation dated December 13, 2013; (2) a replacement Condition of Approval, Part B, Item 2-A (page 5 of Conditions of Approval), relating to dates agency comments were received by staff; (3) a map of current planned land uses, current zoning, and the 2025 Fresno General Plan planned land uses in the city in reference to heavy industrial; (4) Council District 3 Citizen Advisory Committee comments, concerns, and information related to the site tour taken by staff and the Committee; (5) community meeting where applicant provided information and the question-answer session; (6) the project's proximity to the Fresno-Chandler Downtown Airport and follow up with Airports' staff clarifying any issues.*

*Nathan Bouvet stated the subject site was approximately 11.22 acres in size located on the north side North Hughes between West Nielson and West Belmont Avenues and was surrounded by vacant and developed property ranging from County of Fresno property to the north, residential and commercial development, variety of industrial development, open space, and a cemetery to the east on Hughes Avenue; referenced the varying zoning designations in the area; stated the M-3 zone district classification was consistent with the existing heavy*

*industrial planned land use for the subject property; stated the property was within the airport FCEA traffic pattern zone and the only stipulation was there could not be more than 150 people per acre on the site; stated there were 33 employees at the facility with approximately 2 visits per week to the site; stated annual trips were 25,000; reported that the Fresno Chandler Downtown Airport was one of the safest airports and that the division manager had stated that within the last two decades there had been no incidence in the immediate area; stated the subject property was a mile from the airport; showed illustrations of the site and placement of entrance, parking, loading-unloading trucks, storage of chemicals; stated by right use and project was a full site plan review; stated there were a number of issues raised by citizens in meetings on the subject project and issues addressed in letters of opposition; stated after the first Council District 3 meeting citizens recommended project denial; stated because of concerns raised, the department director determined the project application be referred to the Planning Commission for consideration at a public hearing; stated and project was noticed to surrounding property owners within a 350-foot radius.*

*Nathan Bouvet stated the applicant, McCall Pacific, was requesting authorization to construct a 50,605 square-foot metal building for use as a chemical warehouse, a 3,000 square-foot metal building for a shipping office, and a variety of canopies and storage grounds for outdoor totes; stated chemicals stored were either in a solid or liquid state, no gaseous chemicals were stored at the facility; showed conceptual site plan illustrating the development proposed and where buildings, loading bays, etc., would be located, the on-site landscaping, and proximity to the San Joaquin railroad tracks to the north of the site; stated the public notice of mitigated negative declaration finding for Environmental Assessment Application No. S-13-047 was published and no comments or appeals were received within the 20-day public review period for the environmental assessment; stated on December 2, 2013, the Council District 3 Committee reviewed the site plan review application and recommended denial citing air quality and wind factors, objectionable odors, traffic congestion, hazardous materials, and on-site containment; stated all these issues were addressed in the environmental assessment; stated on March 3, 2014, the Council District 3 Committee again reviewed the project and was given a more thorough description of the project, the operation and cornerstone of Brenntag, and the foundation of its business; the Committee reversed its previous recommendation and recommended approval; stated on March 4, 2014, there was a community meeting to address issues and concerns, and the developer was present at the meeting to answer questions.*

*Nathan Bouvet stated staff supported the project, which complied with the 2025 Fresno General Plan and Edison Community Plan, was suitable for the type and density of development, the project met all site plan findings of approval; recommended approval of the adoption of the Mitigated Negative Declaration for Environmental Assessment No. S-13-047 and Site Plan Review Application No. S-13-047.*

*Commissioner Hansen-Smith asked how many property owners within the 300-foot radius received the public hearing notice. Nathan Bouvet responded it was 12 properties in the 350-foot radius; stated the Councilmember also sent out notices for the District 3 Committee meetings, but the radius of notice or how many properties was unknown. Commissioner Torossian asked how many people attended the meeting on March 4, 2014. Nathan Bouvet responded approximately 50 people.*

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Commissioner Reed asked if the M-3 zone district permitted uses included warehouse, was that the category under which this project was classified, and if it were a permitted use no conditional use permit would be required. Nathan Bouvet responded yes, warehouse was a permitted use by right in the M-3 zone district and no conditional use permit would be required.

Larry Westerlund, Director of Economic Development for the City of Fresno, clarified the reason for the second meeting of the Council District 3 Committee on this project; stated the Committee had been misinformed as to it being a chemical manufacturing plant, which it was not, it was a warehouse use; stated 3 members toured the site of Brenntag's operation in Malaga, which had been in business for 40 years at that location without incident or problem; stated it was a multinational company, one of the largest chemical distribution companies in the United States; stated it was important to the economic development of the city, they had grown over 90 percent since 2007 and would hope they would grow into a site that was larger; stated from an economic development standpoint, he was concerned and sensitive to the businesses moving into west Fresno and of the businesses that have previously moved into that area; the chemicals used work for water treatment plants, food processing plants; stated there were over 130 food processors located in Fresno; stated given the range of development in the M-3 zone district, this was a very suitable location.

Commissioner Medina asked Larry Westerlund when he became involved in this project. Larry Westerlund responded it was after the Council District 3 Committee met. Commissioner Reed asked what the economic benefit in relocating this business was. Larry Westerlund stated Economic Development had been looking for business to locate in this blighted area, which was the site of the former Calcot cotton facility; stated from a job perspective, the 37 jobs the company would bring to Fresno had the potential to grow the business because it would be coming from a more constrained facility in Malaga to a larger property in Fresno.

Applicant:

Tim Willinbore, 30 Maywood, Irvine California, Vice President of Brenntag Pacific, introduced Cory Roberts, Vice President of Operations, Joe Grossy, Facility Manager in Fresno, John Spicer, Engineering Manager, and Ned McCall, Property Development; stated the meeting in December with the Council District 3 Committee was with the Contract Engineer who was not able to answer a number of questions that were posed at that meeting about the project; worked with planning team and Councilmember Baines and reaching out to the community to explain what it was Brenntag did; stated a site tour was conducted last week, community meeting held on March 4, 2014; introduced the company, Brenntag, and its cornerstone values (distributed a brochure); stated Brenntag provided a foundation for continued success and was comprised of elements and that safety was the first thing looked at and working safely; stated the company was founded in 1874 as an egg wholesaler in Germany, in 1912 it became a chemical company; stated Brenntag was the largest chemical distributor in the world and had 450 locations, of which 22 facilities were located in the western United States.

Tim Willinbore stated they were the "Costco" of the chemical industry, which did not manufacture, but distributed chemicals; stated the local branch business had 37 employees; stocked product and catered to the food, water, agricultural industries; shared they shared the community commitment; stated the business had grown 90 percent since 2007 and outgrown

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the existing facility in Malaga; stated they had increased their workforce from 19 to 37 employees since 2007; talked about the future growth of the company.

Acting Chair Torossian called for Commission disclosures. Commissioner Medina stated she had had a conversation with Debbie Darden and Robert Mitchell of the Golden West Side Committee.

Cory Roberts addressed the day-to-day operations at the Brenntag facility in Malaga; showed site plan of the entire fenced facility; rail spur to north of property; known quantity stored; storm water held 3 inches of water; concrete structures segregated between acids and bases; 2000 square feet of portable tanks stored under the nonflammable area is the other current site 3 acres store outside; need to move to indoors; general facility operations people, training rooms, showers, customer service group and dedicated to food grade products; remainder stored; general warehousing nonhazardous not flammable corrosive; transferred 80 percent already packaged and warehouse and reloaded on trailer to sell to others; stated they would be replicating the process that was at the Malaga facility, which had not had a spill at that site in the 30 years that they had been at that location.

Commissioner Torossian asked about odors. Cory Roberts stated there were many concerns about odor at the first meeting with the Council District 3 Committee, which they did not get notified until just before meeting; stated the contract engineer received notification because he filed the applicant on behalf of Brenntag; stated there were misconceptions about the operations, one of which was odor; stated there could be a bleach odor; stated their products were contact hazards and employees wore protective clothing to avoid getting products on skin; stated products were not airborne; none had distance nor odor; stated they were diligent and world class pertaining to standards of safety.

Commissioner Hansen-Smith asked about mixing chemicals. Cory Roberts stated the possibility could exist, however there was segregation where tanks were stored; stated the potential existed but the probability was lessened by the segregation; stated in the general warehousing, each individual area was contained to itself so the segregation of incompatibles was done passively by engineering to ensure the standards were met; stated they were one of the most regulated industries. Commissioner Hansen-Smith clarified that there were no gases, liquid and solids only. Cory Roberts stated that was correct, no gases.

Commissioner Medina asked for an explanation of the stored bulk liquids as outlined in the operational statement--Exhibit 4 in the staff report. Cory Roberts gave an explanation of each of the 7 liquids outlined in the operational statement. Commissioner Medina asked about the job classifications and the requirements for those jobs, safety training programs and frequency of training, emergency spill plan, safety record. Cory Roberts responded that at the Malaga facility there was general management, an operations manager, drivers, warehouse drivers, and production workers; most employees had walked in, applied for the job, and were hired; stated there was ongoing internal education on products and in-house regulatory training; stated they had quality managers assigned to facilities to monitor training and that there were daily safety meetings, safety 365 days a year; stated they were meeting regulatory requirements for training; reported on the 2014 the safety record, no recordable spills.

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Commissioner Medina asked why this 11.22-acre site was selected. Cory Roberts stated the rail line was a major draw and that the property was zoned for this facility and was surrounded by a cemetery and scrape yard; stated the site appeared to be ideal. Commissioner Reed asked about the Malaga site and rail line. Cory Roberts stated the rail line was a reason to move to the subject site, the company was looking to expand; stated concrete containers were engineered to handle products contained within; stated tanks were larger and more volume through the facility. Commissioner Reed stated with development of this magnitude, which he saw as a solid performer, he was impressed but concerned what might happen in future if sold to another company; asked how close and what level of residential was around the site.

Cory Roberts stated the facility was on Wawona Avenue in Malaga and that there were two nearby schools, one of which was an elementary school within one-half mile; houses were within one-half mile along Chestnut Avenue between Malaga and Chestnut Avenues. Commissioner Reed asked Mr. Roberts to restate the operation and the limited exposure risk. Cory Roberts stated the majority of products handled at the facility were food grade; stated if there was contact with the skin one would have to wash for 15 minutes. Commissioner Reed stated nothing prevented them from bringing other chemicals on the site; asked about site inspections. Cory Roberts stated there was a permitting process at the State and local level; stated the Fire Department conducted inspections at the facility; stated any rainwater had to be captured and tested and logged before released and Water and Utilities perform inspections. Joe, branch manager, stated on an annual basis a hazardous materials list must be submitted to the Fire Department including the package size/volume, and how many pounds a day went in and out of facility; if they wanted to change that, a request permit would have to be filed with the Fire Department every time a change was proposed. Commissioner Medina asked for an explanation of customer service. Cory Roberts stated there were sales representatives but generally they were not on site, orders came in by telephone, email, fax, and the customer service team was responsible for receiving and confirming the order, and generating a bill of lading for the product to be delivered to the customer. Cory Roberts stated the goal/objective was to replica the Malaga site.

Acting Chair Torossian opened the public hearing.

Speaking in support: None.

Speaking in opposition:

Ashley Werner, Leadership Counsel for Justice and Accountability on Kern Street, expressed concern about continued approvals of proposed facilities in and around West Fresno, which were toxic, hazardous, smelly land uses; stated California EPA study released in 2013 stated zip code 93706 had the greatest environmental burden in the whole State with the population most vulnerable; stated this was a tragedy, really serious and everyone had a responsibility to understand these issues and to try to alleviate it by going in the opposite direction; stated when a land use such as this that was in and around the community, it needed to be taken seriously; stated issues should not be glossed over but more time given to research the land use; stated community residents had voiced concern and fear and encouraged more research before moving forward on approval; suggested that with the 2035 General Plan Update the land use designations of this area [West Fresno] be changed; stated it would be a good opportunity to



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*think about what those land uses could be that would be healthy, encourage revitalization, and d contribute to the health and economic well-being benefitting everyone.*

*Bob Mitchell, speaking on behalf of Golden West Side Planning Committee, stated they were opposed to the 11-acre site on Nielsen Avenue that would become storage of chemicals classified as flammable, toxic, corrosive, poison, combustible; stated the chemicals and the quantity stored; stated it would be 100 thousand gallons of liquid chemicals stored at the site; stated the consequences of these products if vaporized and inhaled; stated the products were dangerous and would be located in the immediate area of homes and schools; stated two of the chemicals were explosive; asked that the Golden West Side Planning Committee be given consideration, they were not against business, not against Brenntag, but were against these types of facilities located in their community where children live and go to school; requested the Commission look at the dangers this chemical storage facility would pose to the community.*

*Debbie Darden, chairperson for Golden West Side Planning Committee, requested consideration of what West Fresno used to be, which was a vibrant, growing community with middle class, parks, schools; stated in the last several decades West Fresno had been whittled down and had become a community plagued with homelessness, waste management and poultry companies, and now a proposed chemical company; asked why West Fresno; stated need the type of development in West Fresno such as the new shopping center in northwest Fresno [El Paseo] to spur economic development; need cheerleader for West Fresno to bring economic development to the community, but not the type of projects that include hazardous materials, gases, foul odors that mess with health and reduce life span; stated they were repeatedly at community meetings and constantly involved in discussions about what would make West Fresno grow and be prosperous; asked that Commission value people, not dollars.*

*Diane Smith, 1540 West La Sierra Drive, asked for clarification on who was the applicant, McCall Pacific or Brenntag; stated the [Fresno Chandler Downtown] Airport had an incident just four months ago within a quarter of a mile to where she lived; stated the [Council District 3] Implementation Committee heard this matter once before and then again on Monday [March 3], and there was a town hall meeting on Tuesday, and now Wednesday [Planning Commission meeting] and stated there was not enough time, not enough notification of meeting and this was an ongoing problem; stated community not notified in a timely fashion and by the time the community was notified it was not enough time to address the issue; stated she toured the facility, it was clean, but she still had concerns; stated there was polluted soil that was not being cleaned up, and West Fresno was not advancing, CDBG [Community Development Block Grant] was used for blighted areas and West Fresno had been blighted for years, nothing done.*

*Victor Macias, 3162 West Madison, stated the 350-foot notification radius was not adequate; mentioned three of the chemicals that would be stored at the facility; asked how was the facility going to get water, would it be well or City; asked would a test well be installed to test the water for pollution; asked where would wastewater go, would it be flushed or discharged, and was told it would go into a water drain on Marks and Nielsen Avenues and that the Metropolitan Flood Control District approved the water to be drained into a ponding basin one-half mile away; asked that legal to dump water into a ponding basin; stated he distributed flyers to businesses and school announcing the meeting and not a single person knew that the meeting would be held; stated there needed to be a change in noticing, 350-foot radius was a joke.*

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*Maria Macina, 846 North Hughes, stated the proposed facility would be in her backyard; stated she had lived there 28 years; stated when a pump was installed on Olive and Hughes Avenues, her well went dry, and she was not allowed to dig a deeper well; stated there was also a bad smell from the dead people (crematorium on Olive Avenue); thanked Victor Macias for notifying her of this meeting; stated she was against the project.*

*Mary Curry, 312 West Valencia, thanked Commissioner Medina for asking questions they did not ask; stated they toured the Brenntag facility and shown safety measures used; stated she had no beef with what they were doing, Brenntag was following the zoning; stated her beef was with City Planning and that it was a land use and zoning issue; stated she did not attend the [Council District 3 Plan] Implementation Committee meeting on Monday and if she had she would not have voted in favor; stated it was not personal; stated West Fresno was oversaturated with all the undesirable uses and this place would not exist in North Fresno; stated the tour was interesting and informative but she was concerned with the cumulative effects of all of these uses settling in her community; stated she carried an inhaler, she was asthmatic and knew community people also affected; stated she represented Concerned Citizens for West Fresno and, speaking on their behalf, they were not in support of this project; stated the City had not treated West Fresno well, and the community had been neglected over the years; stated someone needed to take responsibility; stated West Fresno residents deserved to have the same amenities as provided in other parts of the city; asked that the City be concerned about them.*

*Rebuttal was given by Cory Roberts.*

*The public hearing was closed.*

*The Commission discussed the public notification issue; discussed concerns raised by those in the community who spoke at the hearing.*

*Commissioner Reed stated his appreciation to the company for petitioning for this project; stated it would be a significant improvement to the area; stated he was clearly moved and concerned by issues expressed by the community; concerned about the hazardous materials storage; stated the project had not been sufficiently mitigated as to public health hazards; requested staff revisit environmental assessment and the mitigation measures on the project. Commissioner Medina agreed with Commissioner Reed; stated the project had not been adequately assessed due to the potential of what could happen and there being a railroad track next to the project; stated the community requested improvement in their neighborhood, needed to look differently at way of doing business in West Fresno where similar businesses were already located; stated light industrial surrounded this particular area; requested staff look at arguments raised, and based on community comment revisit mitigation and monitoring measures and conduct further analysis, more information on external storage tanks and security of facility, and site access. Commissioner Vasquez agreed; expressed frustration with the disconnect in West Fresno.*

*Legal Counsel Talia Kolluri-Barbick stated from a procedural standpoint, the Planning Commission could refer the matter back to staff for further analysis of the environmental document; advised staff to renote the matter when it is rescheduled at Planning Commission.*

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Commissioner Reed moved to refer this matter back to staff for further environmental analysis and to then return to the Commission with further analysis and with sufficient renoting of the matter, second by Commissioner Hansen-Smith.

VOTING: Ayes - Reed, Hansen-Smith, Medina, Vasquez, Torossian  
Noes - None  
Not Voting - None  
Absent - Holt

Motion carried 5-0-1. By Resolution No. 13273, the matter was referred back to staff for further environmental analysis.

**IX. REPORTS BY SECRETARY**

Director Jennifer Clark reported that the City Council on February 27, 2014, approved the submission of two grants for an additional \$500,000 for specific planning in Southwest Fresno, an area south of Freeway 180 and west of Freeway 99.

**X. SCHEDULED ORAL COMMUNICATIONS**

None.

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

None.

**XII. ADJOURNMENT**

The Commission unanimously moved for adjournment; motion carried. Meeting adjourned at 8:44 p.m.

Approval Date: August 6, 2014



Jennifer K. Clark, AICP, Director/Secretary  
Fresno City Planning Commission