



# City of Fresno

City Hall Council  
Chamber  
2600 Fresno Street

## Meeting Minutes - Final Planning Commission

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Wednesday, September 20, 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. 6:01 P.M. ROLL CALL

*STAFF: Clark, Sanchez, Tackett, Aguilar, Olsen (DARM), Raterman-Doidge  
(City Attorney's Office)*

**Present** 4 - Vice Chair Lawrence Garcia, Commissioner Kathy Bray,  
Commissioner Raj K. Sodhi-Layne, and Commissioner Peter  
Vang

**Absent** 2 - Chairperson Serop Torossian, and Commissioner Debra  
McKenzie

#### II. PLEDGE OF ALLEGIANCE

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

#### III. PROCEDURES

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

#### IV. AGENDA APPROVAL

*NO CHANGES*

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

**Aye:** 5 - Vice Chair Garcia, Vasquez, Commissioner Bray,  
Commissioner Sodhi-Layne, and Commissioner Vang

**Absent:** 2 - Chairperson Torossian, and Commissioner McKenzie

**V. CONSENT CALENDAR****VI. REPORTS BY COMMISSIONERS**

*None.*

**VII. CONTINUED MATTERS**

*None.*

**VIII. NEW MATTERS**

- A. [ID17-1294](#) Consideration of Conditional Use Permit Application No. C-17-091 and the related Environmental Assessment No. C-17-091, for property located on the north side of West San Jose Avenue, between North Nantucket and North Colonial Avenues (Council District 2 - Brandau).
1. ADOPT the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR), as prepared for the Environmental Assessment (EA) No. C-17-091 dated August 11, 2017.
  2. APPROVE Conditional Use Permit Application No. C-17-091 which proposes the construction of a multi-family development of nine-duplex buildings and one-single unit building, contingent upon the related environmental assessment and subject to the Conditions of Approval dated September 20, 2017.

*The above item was introduced to Planning Commission by Development and Resource Management Planner II Andreina Aguilar.*

*Commissioners Vang inquired about the recommendation from the Council District Implementation Committee, and the proposed setbacks. Secretary Clark responded regarding the implementation committee, and Aguilar responded regarding the setbacks.*

*Applicant George Russo described the project in further detail and provided elevations of the project.*

*Commissioner Bray inquired if the units were for sale or for rent. Russo responded.*

*Architect Jeff Cazaly spoke about the project.*

*The following members of the public spoke in favor to some aspects or all of the project:*

*Frank Geisler*

*Ashley Hyatt*

*Jodie Fitzpatrick*

*The following members of the public spoke in opposition to some aspects or all of the project:*

*Frank Geisler*

*Todd Duncan*

*Ashley Hyatt*

*Jodie Fitzpatrick*

*Cazaly spoke about the project in further detail.*

*Commissioner Bray inquired about whether the project met the Development Code. Secretary Clark affirmed the project did meet Development Code standards.*

*Commissioner Sodhi-Layne inquired about the market value, security services, and the application process of the project. Applicant Russo responded.*

*Commissioner Garcia inquired about access to the property. Applicant Russo responded.*

**APPROVED**

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

**Aye:** 5 - Vice Chair Garcia, Vasquez, Commissioner Bray, Commissioner Sodhi-Layne, and Commissioner Vang

**Absent:** 2 - Chairperson Torossian, and Commissioner McKenzie

- B.** [ID17-1261](#) Consider Text Amendment Application No. TA-17-007, initiated by City Council Resolution on June 22, 2017. The purpose of this text amendment is to allow for an agreement to be established between the City and the owner of a security or electric fence that defends, hold harmless, and indemnifies the City related to the fencing.

1. RECOMMEND APPROVAL (to the City Council) of the environmental finding approving a Finding of No Possibility pursuant to Section 15061 (b)(3) of the California Environmental Quality Act Guidelines.
  
2. RECOMMEND APPROVAL (to the City Council) of Text Amendment Application No. TA-17-007 amending Subsection F of Section 15-2009, and Subsection I of Section 15-2010 of the Fresno Municipal Code (FMC).

*The above item was introduced to Planning Commission by Development and Resource Management Planner III Drew Wilson.*

*No members of the public spoke in favor or opposition to the project.*

**APPROVED**

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

**Aye:** 5 - Vice Chair Garcia, Vasquez, Commissioner Bray, Commissioner Sodhi-Layne, and Commissioner Vang

**Absent:** 2 - Chairperson Torossian, and Commissioner McKenzie

**IX. REPORT BY SECRETARY**

*Secretary Clark informed the Commission that the Southwest Fresno Specific Plan will be presented for recommendation of approval to the City Council on October 18th, 2017.*

**X. SCHEDULED ORAL COMMUNICATIONS**

*None.*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*None.*

**XII. ADJOURNMENT**

*Meeting adjourned at 6:49 P.M.*