



City of Fresno

City Hall Council
Chamber
2600 Fresno Street

Meeting Minutes Planning Commission

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

Wednesday, April 18, 2018

6:00 PM

City Hall Council Chamber
2600 Fresno Street

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

Raterman-Doidge (City Attorney's Office), Sanchez (DARM), Williams, Aguilar, Kachadourian, Lang, and Tackett; Benelli (Public Works), Tyler, and Holly.

Present 6 - Chairperson Serop Torossian, Commissioner Kathy Bray, Commissioner Debra McKenzie, Commissioner Raj K. Sodhi-Layne, Commissioner Peter Vang, and Commissioner Brad Hardie

Absent 4 - Vice Chair Lawrence Garcia

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Commissioner Sodhi-Layne.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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

IV. AGENDA APPROVAL

Mike Sanchez, Assistant Director of DARM, reported no changes to the agenda.

On motion of Commissioner McKenzie, seconded by Commissioner Vang, that the above be approved. The motion carried by the following vote:

Aye: 6 - Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Hardie,

Absent: 2 - Vice Chair Garcia

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

V. CONSENT CALENDAR

Chair Torossian explained the process of approving the Consent Calendar and stated the minutes from March 7, 2018 and April 4, 2018 will be included in said approval.

MOTION TO APPROVE THE CONSENT CALENDAR.

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

Aye: 6 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

Absent: 2 - Vice Chair Garcia

A. Minutes

1. **ID18-0499** Approval of Minutes from Regular Meeting on March 7, 2018.
2. **ID18-0500** Approval of Minutes from Regular Meeting on April 4, 2018.

B. Communications

C. Entitlements

VI. REPORTS BY COMMISSIONERS

Chair Torossian welcomed, newly appointed, Commissioner Hardie to the Dias.

Commissioner Hardie addressed the Commission by introducing himself.

VII. CONTINUED MATTERS

No continued items were heard.

VIII. NEW MATTERS

A. ID18-0494 Consideration of Annexation Application No. ANX-18-001, Prezone Application No. R-18-001, and related Environmental Assessment No. ANX-18-001/R-18-001, for property bounded between West Shaw and West Gettysburg Avenues and between North Bryan and North Haynes Avenues in the County of Fresno, California. (Council District 2)

1. RECOMMEND ADOPTION (To the City Council) of the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR) SCH No. 2012111015 as prepared for Environmental Assessment No. ANX-18-001/R-18-001 dated March 29, 2018.

2. RECOMMEND APPROVAL (To the City Council) of Annexation Application No. ANX-18-001 proposing to initiate the annexation proceedings of approximately 158 acres of property to the City of Fresno planned for Medium Density Residential, Urban Neighborhood Residential, High Density Residential, and

Open Space.

3. RECOMMEND APPROVAL (To the City Council) of Prezone Application No. R-18-001 proposing to amend the Official Zone Map to pre-zone the property from the RR (Rural Residential-Fresno County) zone district to the City of Fresno RS-5/UGM (Single Family Residential, Medium Density/Urban Growth Management), RM-2/UGM (Urban Neighborhood/Urban Growth Management), RM-3/UGM (Multi-Family Residential, High Density/Urban Growth Management), and OS (Open Space) zone districts. The Annexed Rural Residential Transitional (ANX) Overlay District will be applied to those properties that will continue the Rural Residential land use within the subject property.

Andreina Aguilar, Planner, presented the proposed project. Aguilar made a correction regarding the district, reporting that the project was located in District 2 not District 1.

Dennis Gaab, project applicant, addressed the Dias in support of the project and Aguilar's efforts in moving the project forward.

Commission Vang addressed Gaab regarding community feedback.

Gaab responded to Commissioner Vang's question.

No one from the public spoke in support or opposition to the project.

MOTION TO RECOMMEND ADOPTION OF THE FINDING OF CONFORMITY TO THE FRESNO GENERAL PLAN MASTER ENVIRONMENTAL REPORT; RECOMMEND APPROVAL OF ANNEXATION APPLICATION NO. ANX-18-001; AND RECOMMEND APPROVAL OF PREZONE APPLICATION NO. R-18-001 WITH NOTED CHANGE IN DISTRICT.

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

Aye: 6 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

Absent: 2 - Vice Chair Garcia

B. ID18-0439 Consideration of an amendment to Annexation Application No. ANX-17-004, Pre-zone Application No. R-17-008, Conditional Use Permit Application No. C-17-062 and related Environmental Assessment No. ANX-17-004/R-17-008/C-16-062, filed by Bill Robinson of Sol Development, on behalf of Mari Zakaryan. These applications pertain to approximately 7.80 acres of property located on the north side of East Alluvial Avenue between North Willow and North Paula Avenues (Council District 6).

1. RECOMMEND APPROVAL (to the City Council) of the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report, which was prepared for purposes of the proposed project and dated March 29, 2018.

2. RECOMMEND APPROVAL (to the City Council) of Pre-zone Application No. R-17-008 to pre-zone the property from the Fresno County RR (Rural Residential) zone district to the City of Fresno RS-3 (Single Family Residential, Low Density) zone district; subject to the findings included within the staff report.

3. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. ANX-17-004 to initiate annexation proceedings for detachment from the Fresno County Fire Protection District and the Kings River Conservation District and annexation to the City of Fresno; subject to the findings included within the staff report.

4. RECOMMEND APPROVAL (to the City Council) of Conditional Use Permit Application No. C-17-062, which proposes the construction of a 78 bedroom residential care facility on a 4.76 acre portion of the project site; subject to the Conditions of Approval dated April 18, 2018 and the findings included within the staff report.

Chris Lang, Planner, presented the proposed project.

There were no questions from the Dias.

Bill Robinson, project applicant, spoke in support of the project.

Chair Torossian addressed Robinson regarding the timeline of the project.

Robinson responded to the question.

Esario Herrera asked for clarification for certain aspects of the project and how it would impact his property.

No one spoke in support or opposition.

Commissioner Sodhi-Layne thanked Robinson for his presentation.

**MOTION TO RECOMMEND APPROVAL OF THE FINDING OF CONFORMITY;
RECOMMEND APPROVAL OF PRE-ZONE APPLICATION NO. R-17-008;
RECOMMEND APPROVAL OF ANNEXATION APPLICATION NO. ANX-17-004;
AND RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT
APPLICATION NO. C-17-062.**

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

Aye: 6 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

Absent: 2 - Vice Chair Garcia

- C. ID18-0511** Consideration of the Official Plan Line (OPL) for the West Shaw Avenue alignment from North Polk Avenue to North Grantland Avenue. (Council District 1, Council District 2)

1. Environmental Assessment No. EA-17-015, filed July 28, 2017, resulting in a Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR #2012111015)

for purposes of the proposed project.

2. Official Plan Line for the West Shaw Avenue alignment from North Polk Avenue to North Grantland Avenue pursuant to the Fresno General Plan Land Use and Circulation Map

Andrew Benelli, Assistant Director of Public Works, gave an introduction to the presentation of ID18-0511. Benelli then introduced Scott Tyler who presented the proposed project.

Tyler sent out 275 public notices to the surrounding community within 1,000 feet of the project.

Chair Torossian addressed Tyler regarding the distance of the project.

There was no public comment in support or opposition for this project.

Commissioner Bray praised staff for outreach efforts.

Attorney Raterman-Doidge clarified the item.

MOTION TO RECOMMEND THE ADOPTION OF ENVIRONMENTAL ASSESSMENT NO. EA-17-015 AND APPROVAL OF THE OFFICIAL PLAN LINE OF THE WEST SHAW ALIGNMENT FROM NORTH POLK AVENUE TO NORTH GARLAND AVENUE.

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

Aye: 6 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

Absent: 2 - Vice Chair Garcia

IX. REPORT BY SECRETARY

Acting Secretary, Sanchez, had no items to report and informed the Dias that the meeting on May 2, 2018 may be canceled because of lack of items.

X SCHEDULED ORAL COMMUNICATIONS

No scheduled oral communications.

XI UNSCHEDULED ORAL COMMUNICATIONS

No unscheduled oral communications.

XII ADJOURNMENT

ADJOURNED AT 6:52 PM.