



City of Fresno
Meeting Minutes
Planning Commission

City Hall Council
Chamber
2600 Fresno Street

Wednesday, January 3, 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

STAFF: Raterman-Dodge (City Attorney's Office), Clark (DARM), Sanchez, Williams, Aguilar.

Present 6 - Chairperson Serop Torossian, Vice Chair Rojelio Vasquez, Commissioner Kathy Bray, Commissioner Debra McKenzie, Commissioner Raj K. Sodhi-Layne, and Commissioner Lawrence Garcia

Absent 1 - Commissioner Peter Vang

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Commissioner Garcia.

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.

MOTION TO APPROVE AGENDA.

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

Aye: 6 - Chairperson Torossian, Vice Chair Vasquez, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Garcia

Absent: 1 - Commissioner Vang

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

V. CONSENT CALENDAR

No items on the Consent Calendar.

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

VI. REPORTS BY COMMISSIONERS

No reports were made by the Commissioners.

VII. CONTINUED MATTERS

No continued items were heard.

VIII. NEW MATTERS

A. **18-0068** Hearing to Consider Supplemental Environmental Impact Report (SEIR) No. 10151 (State Clearinghouse (SCH) No. 2017031030), and Rezone Application No. R-17-021 for the Producers Dairy Project located on the south side of East Belmont Avenue between North Ferger and North Roosevelt Avenues in the City of Fresno. (Council District 3 - Baines)

1. RECOMMEND CERTIFICATION (to the City Council) Supplemental Final EIR No. 10151 (SCH No. 2017031030), for the Producers Dairy Project located at 450 East Belmont Avenue; and,
- a. ADOPT Findings of Fact as required by Public Resources Code Section 21081(a) and CEQA Guidelines, Section 15091; and

- b. ADOPT the Statement of Overriding Considerations as required by Public Resources Code, Section 21081(b) and CEQA Guidelines, Section 15093.
- c. APPROVE a Mitigation Monitoring and Reporting Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097; and,
(The Planning Commission on October 4, 2017 recommended certification of the SEIR. The Commission's action tonight is only a reaffirmation of that recommendation due to a change in the project description, Rezone Application)

2. RECOMMEND APPROVAL of Rezone Application No. R-17-021 requesting a rezone from IL (conditions of zoning) to IL (conditions of zoning).

Mike Sanchez, Assistant Director of DARM, presented the proposed project.

Patrick Sols, Project Consultant, presented himself to answer questions.

Jeff Cazaly, representative of the Shehady Family and Producers Dairy, spoke in support of the project.

The following members of the public spoke in opposition:

Paul Pierce

Kyle Shmitt

Scott Miller

Marco Zamora

Mulin Rose

Don Simmons

Bruce Odom

Patrick Sols spoke to the concerns raised by the public.

Mulin Rose responded to Patrick Sols.

Commissioners discussed the public's concerns with one another and members of the public.

Concerns included the industrial use within a residential area, large trucks driving through the neighborhood, and the removal of a historic building.

Kasey Austin, Producer's Consultant for Government Relations, reported that High Speed Rail has no alternative options to divert Producer's truck traffic.

The Commissioners spoke in support of the project.

MOTION TO RECOMMEND CERTIFICATION OF SUPPLEMENTAL FINAL EIR NO. 10151; ADOPT FINDINGS OF FACT AND THE STATEMENT OF OVERRIDING CONSIDERATIONS; APPROVE A MITIGATION MONITORING AND REPORTING PROGRAM; AND RECOMMEND APPROVAL OF REZONE APPLICATION NO. R-17-021.

On motion of Vice Chair Vasquez, seconded by Commissioner McKenzie, that the above Action Item be recommended for approval. The motion carried by the following vote:

Aye: 5 - Chairperson Torossian, Vice Chair Vasquez, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Garcia

No: 1 - Commissioner Bray

Absent: 1 - Commissioner Vang

IX. REPORT BY SECRETARY

Secretary Clark informed the Commissioners that the State Planning Commissioner Training was approaching and advised the Commissioners to let her know if they planned to attend the training.

X. SCHEDULED ORAL COMMUNICATIONS

There were no scheduled oral communications.

XI. UNSCHEDULED ORAL COMMUNICATIONS

There were no unscheduled oral communications.

XII. ADJOURNMENT

ADJOURNED AT 6:56 PM.