

## Regular Meeting



# City of Fresno Meeting Minutes Planning Commission

City Hall Council  
Chamber  
2600 Fresno Street

Wednesday, November 1, 2017      6:00 PM      City Hall Council Chamber  
2600 Fresno Street

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 - 6:04 P.M.

**Present** 6 - Chairperson Serop Torossian, Vice Chair Rojelio Vasquez, Commissioner Lawrence Garcia, Commissioner Kathy Bray, Commissioner Debra McKenzie, and Commissioner Peter Vang

**Absent** 1 - Commissioner Raj K. Sodhi-Layne

### II. PLEDGE OF ALLEGIANCE

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

### III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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

### IV. AGENDA APPROVAL

*MOTION TO APPROVE THE AGENDA.*

**On motion of Vice Chair Vasquez, seconded by Commissioner Garcia, the above item was adopted as amended. The motion carried by the following vote:**

## **Regular Meeting**

**Aye:** 5 - Chairperson Torossian, Vice Chair Vasquez, Commissioner Bray, Commissioner Garcia, Commissioner McKenzie, and Commissioner Vang

**Absent:** 1 - Commissioner Sodhi-Layne

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

### **V. CONSENT CALENDAR**

*MOTION TO APPROVE ALL ITEMS ON THE CONSENT CALENDAR.*

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

**Aye:** 6 - Chairperson Torossian, Vice Chair Vasquez, Commissioner Bray, Commissioner Garcia, Commissioner McKenzie, and Commissioner Vang

**Absent:** 1 - Commissioner Sodhi-Layne

- A. Minutes

**ID17-1471** Approval of Minutes from Regular Meeting on October 18, 2017.

*APPROVED WITH MODIFICATIONS.*

- B. Communications
- C. Entitlements

### **VI. REPORTS BY COMMISSIONERS**

### **VII. CONTINUED MATTERS**

**ID17-1483** Consideration of 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

## **Regular Meeting**

Sol Development, on behalf of Mari Zakaryan. These applications pertain to approximately 2.38 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 August 18, 2017.
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 27 bedroom residential care facility on the 2.38 acre project site; subject to the Conditions of Approval dated November 1, 2017 and the findings included within the staff report.

*CONTINUED TO NOVEMBER 15, 2017*

### **VIII. NEW MATTERS**

- ID17-1472** Consideration of Vesting Tentative Tract Map No. 6185, Conditional Use Permit Application No. C-17-099 and related Environmental Assessment No. T-6185/C-17-099, for property located on the south side of North Alicante Drive, Outlot Q, within the Copper River Ranch Master Planned Development. (Council District 6).

## Regular Meeting

1. ADOPT the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR) SCH No. 2012111015 as prepared for Environmental Assessment No. T-6185/C-17-099 dated September 29, 2017.
2. APPROVE Conditional Use Permit No. C-17-099 proposing a gated planned development with private streets and modified development standards subject to compliance with the Conditions of Approval dated November 1, 2017.
3. APPROVE Vesting Tentative Tract Map No. T-6185 proposing to subdivide approximately 6.84 acres to create a 26-lot single family development subject to compliance with the Conditions of Approval dated November 1, 2017.

*Andreina Aguilar, Planner II, presented the project. The project's setbacks were reduced to 13 foot front yard setbacks and 10 foot rear yard setbacks.*

*Gary McDonald, applicant, spoke in support of the project.*

*Chair Torossian asked about the reduced setbacks. McDonald responded.*

*No one from the public spoke in opposition to the project.*

*MOTION TO APPROVE STAFF RECOMMENDATIONS.*

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

**Aye:** 6 - Chairperson Torossian, Vice Chair Vasquez, Commissioner Bray, Commissioner Garcia, Commissioner McKenzie, and Commissioner Vang

**Absent:** 1 - Commissioner Sodhi-Layne

## **Regular Meeting**

### **IX. REPORT BY SECRETARY**

*Secretary Clark informed the Commission that the 2018 Calendar will be proposed for adoption on November 15, 2017. In December the Parks Master Plan will be brought forth.*

### **X. SCHEDULED ORAL COMMUNICATIONS**

*No scheduled oral communications.*

### **XI. UNSCHEDULED ORAL COMMUNICATIONS**

*None.*

### **XII. ADJOURNMENT**

*ADJOURNMENT AT 6:20 P.M.*