



PLANNING COMMISSION ACTION / MINUTES

December 21, 2016

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SEROP TOROSSIAN, Chair

Commission Members
ROJELIO VASQUEZ, Vice Chair
LAWRENCE GARCIA
CARY CATALANO
RANDY REED
JAIME HOLT
KATHY BRAY

Development and Resource Management
Director/Commission Secretary
JENNIFER K. CLARK

Deputy City Attorney
MARY RATERMAN-DOIDGE

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I. ROLL CALL

The meeting was called to order by Chair Torossian at 6:01 p.m.

PRESENT: Torossian, Vasquez, Bray, Catalano, Garcia, Reed

ABSENT: Holt

*STAFF: Clark, Emerson, Tackett, Aguilar, Elgin (DARM), Benelli (Public Works),
Raterman-Doidge (City Attorney's Office)*

II. PLEDGE OF ALLEGIANCE

Recital of the pledge of allegiance was led by Commissioner Reed.

III. PROCEDURES

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

Vice Chair Vasquez moved to approve the agenda. Commissioner Garcia seconded the motion.

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VOTING: Ayes- Bray, Catalano, Garcia, Reed, Torossian, Vasquez
Noes- None
Not Voting- None
Absent- Holt

ACTION: APPROVED. Motion carried 6 yes, 0 no, 1 absent.

V. CONSENT CALENDAR

None

VI. REPORTS BY COMMISSIONERS

None

VII. CONTINUED MATTERS

None

VIII. NEW MATTERS

- A. Consideration of Tract Map No. 6162/UGM and related Environmental Assessment No. T-6162, located on the northeast corner of North Hayes Avenue and West Ashlan Avenue. Staff recommends that the Planning Commission take the following action:
1. **ADOPT** Environmental Assessment No. T-6162, filed November 18, 2016, resulting in a Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR) for purposes of the proposed project.
 2. **APPROVE** Vesting Tentative Tract Map No. 6162/UGM proposing to subdivide the subject property for the purpose of creating an 83-lot single-family residential development subject to the findings within the Staff Report to the Planning Commission dated December 21, 2016 and to compliance with the Conditions of Approval dated December 21, 2016.
 - West Area Community Plan
 - Council District 1 (Councilmember Soria)
 - Staff Recommendation: Approve
 - Staff Member: Andreina Aguilar
 - Tentative Map may be considered by the City Council on appeal

Andreina Aguilar presented Vesting Tentative Tract Map No. 6162/UGM and the related environmental document to the Planning Commission. She pointed out two corrections in the Staff Report. The first, on the first page under Recommendation, where it reads, "APPROVE the Finding of Conformity..." it should read "ADOPT the Finding of Conformity." The last, on Page 7, Item 3, the Water Division Memoranda cited should be dated December 16, 2016.

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Applicant's Representative, Chris Kliwer, spoke on behalf of the applicant. He thanked the Commission for their consideration and mentioned that the project conforms with all the applicable plans and ordinances.

No members of the public spoke in support of the project.

No members of the public spoke in opposition to the project.

Commissioner Catalano asked a question regarding the potential of a traffic light at the intersection of Ashlan and Hayes, and the level of service. Andrew Benelli of Public Works answered that a signal is planned there eventually, but it is not currently in the Capital Improvement Plan. He believed that it was either a C or D Level of Service. Commissioner Catalano asked Director Clark if it was possible to require a traffic signal with this project. Director Clark and Mr. Benelli emphasized this was cost prohibitive.

Commissioner Reed moved to adopt the Finding of Conformity and approve Vesting Tentative Tract Map No. T-6162/UGM with the two corrections subject to compliance with the Conditions of Approval dated December 21, 2016. Commissioner Garcia seconded the motion.

VOTING: Ayes- Bray, Garcia, Reed, Torossian, Vasquez

Noes- Catalano

Not Voting- None

Absent- Holt

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

- B. Consideration of Plan Amendment Application No. A-16-014; Rezone Application No. R-16-013; and, related Environmental Assessment No. A-16-014/R-16-013/T-6165 for approximately 78 acres of property located on the north side of East Church Avenue between south Sunnyside and South Fowler Avenues. Staff recommends that the Planning Commission take the following action:

1. **RECOMMEND APPROVAL** (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-16-014/R-16-013/T-6165 dated October 21, 2016 for purposes of the proposed project.
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. A-16-014 proposing to amend the Fresno General Plan and the Roosevelt Community Plan to change the planned land use designations for the subject property from Medium-Low Density Residential (±22 acres), Medium Density Residential (±35 acres), Residential Multi-Family Urban Neighborhood (±15 acres), Neighborhood Park (±6 acres) to Medium Density Residential (±50 acres), Residential Multi-Family Urban Neighborhood (±18 acres), Community Commercial (±7 acres), and Open Space (±3 acres) for purposes of a Neighborhood Park with a dual designation of Medium Density Residential.

3. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. R-16-013 proposing to amend the Official Zone Map to reclassify the ±78 acres to RS-5 (*Residential Single Family, Medium Density*) (±50 acres), RM-2 (*Residential Multi Family Urban Neighborhood*) (±18 acres), CC (*Commercial-Community*) (±7 acres), PR (*Parks and Recreation*) (±3 acres) in accordance with Plan Amendment Application No. A-16-014.

- Roosevelt Community Plan
- Council District 5 (Councilmember Quintero)
- Staff Recommendation: Approve
- Staff Member: Will Tackett
- Recommendation to City Council

Will Tackett presented A-16-014/R-16-013 and the related environmental document to the Planning Commission. He pointed out a correction in the Staff Report on Page 2 with respect to the applicant. Wathen Castanos Peterson Homes, Inc. are not applicants on this project.

The applicant, Brian Yengoyan of Citadel Development Group, Inc., spoke to the differences between land developers and builders. He then provided a presentation on creating a complete neighborhood where people would want to live.

No members of the public spoke in favor of the project.

Ten members of the public spoke in opposition of the project.

E-mails between staff and nine members of the public were submitted to Planning Commission.

The applicant and staff provided rebuttal and answered questions that were raised by the public.

Commissioner Catalano moved that the hearing be continued to February 1 to allow time for staff and the applicant to hold a neighborhood meeting. Vice-Chair Vasquez seconded the motion.

VOTING: Ayes- Bray, Catalano, Garcia, Reed, Torossian, Vasquez

Noes- None

Not Voting- None

Absent- Holt

ACTION: APPROVED. Motion carried 6 yes, 0 no, 1 absent.

IX. REPORT BY SECRETARY

Reminder to Commissioners the next meeting will be held on January 11.

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The League of California Cities – Planning Commissioners Academy will be held on March 1-3 in Los Angeles.

X. SCHEDULED ORAL COMMUNICATIONS

No scheduled oral communications.

XI. UNSCHEDULED ORAL COMMUNICATIONS

None.

XII. ADJOURNMENT

Meeting adjourned at 7:40 p.m.

Approval Date: _____

Mike Sanchez, Assistant Director
Fresno City Planning Commission