



# City of Fresno

City Hall Council  
Chamber  
2600 Fresno Street

## Meeting Minutes Planning Commission

*Chairperson Serop Torossian*  
*Vice Chair Rojelio Vasquez*  
*Commissioner Cary Catalano*  
*Commissioner Lawrence Garcia*  
*Commissioner Jaime Holt*  
*Commissioner Randy Reed*

---

Wednesday, December 7, 2016

6:00 PM

City Hall Council Chamber  
2600 Fresno Street

---

### Regular Session

The Planning Commission Met in regular session in the Council Chamber, City Hall, on the date written above and the time written below.

#### I. 7:32 P.M. ROLL CALL

**Present** 4 - Commissioner Jaime Holt, Commissioner Cary Catalano, Commissioner Lawrence Garcia, and Vice Chair Rojelio Vasquez

**Absent** 2 - Chairperson Serop Torossian, and Commissioner Randy Reed

*STAFF: Clark, Olsen, Pagoulatos, Piona, Sanchez, Tackett, Trejo, Wilson (DARM), Raterman-Doidge (City Attorney's Office), Bell, Benelli (Public Works)*

#### II. PLEDGE OF ALLEGIANCE

*Recital of the pledge of allegiance was led by a member of the public.*

#### III. PROCEDURES

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

#### IV. AGENDA APPROVAL

*Planning Commission Secretary/Assistant Director Mike Sanchez made a request to place Item VIII-B on the Consent Calendar. Jeff Roberts made a request that Item VIII-C be heard prior to Item VIII-A.*

*APPROVED*

**On motion of Commissioner Holt, seconded by Commissioner Catalano, that the agenda be approved as amended. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Holt, Commissioner Catalano, Commissioner Garcia and Vice Chair Vasquez

**Absent:** 2 - Chairperson Torossian and Commissioner Reed

#### **V. CONSENT CALENDAR**

##### **APPROVAL OF THE CONSENT CALENDAR**

**On motion of Commissioner Catalano, seconded by Commissioner Holt, the CONSENT CALENDAR was hereby adopted by the following vote:**

**Aye:** 4 - Commissioner Holt, Commissioner Catalano, Commissioner Garcia and Vice Chair Vasquez

**Absent:** 2 - Chairperson Torossian and Commissioner Reed

**V-A.1** [ID16-1471](#) Approval of minutes from October 12, 2016

*CONTINUED*

**The above item was continued on the Consent Calendar.**

**V-A.2** [ID16-1473](#) Approval of minutes from November 2, 2016

*APPROVED*

**The above item was approved on the Consent Calendar.**

**V-A.3** [ID16-1476](#) Approval of minutes from November 16, 2016

*APPROVED*

**The above item was approved on the Consent Calendar.**

**V-B.1** [ID16-1374](#) Approval of the 2017 Planning Commission meeting schedule

*APPROVED*

**The above item was approved on the Consent Calendar.**

[ID16-1465](#) Consideration of Vesting Tentative Tract Map No. T-6156/UGM and related Environmental Assessment No. D-16-072/T-6156 pertaining to 8.8 acres of property located on the northeast

corner of North Millbrook and East Nees Avenues in northeast Fresno.

1. ADOPT the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report as prepared for Environmental Assessment No. D-16-072/T-6156 dated September 19, 2016.

2. APPROVE Vesting Tentative Tract Map No. 6156/UGM subject to compliance with the Conditions of Approval dated December 7, 2016.

- Woodward Park Community Plan
- Council District 6 Brand
- Staff Recommendation: Recommend approval to the City Council
- Staff Member: Phillip Siegrist
- Applications may be considered by City Council on appeal.

*RECOMMENDED FOR APPROVAL*

**The above item was recommended for approval to the City Council on the Consent Calendar.**

**VI. REPORTS BY COMMISSIONERS**

*Vice Chair Vasquez commented about red light timing at intersections.  
Public Works Assistant Director Andrew Benelli responded.*

**VII. CONTINUED MATTERS**

*None.*

**VIII. NEW MATTERS**

**VIII-C**    [ID16-1470](#)    Consideration of Plan Amendment Application No. A-16-015 and related environmental finding filed by the Development and Resource Management Department Director pertaining to the Active Transportation Plan as follows:

1. RECOMMEND APPROVAL (to the City Council) of adoption of Environmental Assessment No. A-16-015 a Mitigated Negative Declaration dated November 17, 2016

2. RECOMMEND APPROVAL (to the City Council) of adoption

of the Active Transportation Plan and approval of Plan Amendment Application No. A-16-015, to amend the Fresno General Plan Map (Figure MT-2: Paths and Trails) and related text, as described in Exhibit B

- Citywide Application
- Staff Recommendation: Recommend Approval to City Council
- Staff Member: Randy Bell, Public Works/Sophia Pagoulatos
- Application will be considered by the City Council

*The above item was introduced to Planning Commission by Public Works Manager Randy Bell and Rob Hananouchi of Fehr & Peers, and Development and Resource Management Planning Manager Sophia Pagoulatos.*

*Commissioner Catalano inquired about bike lane configurations and sidewalk construction prioritization. Hananouchi responded.*

*The following individuals spoke in support of the item: Nick Paladino, Esther Postiglione, Ed Smith, and Tony Molina.*

*The following individuals commented on the item: Gabriel Lozano, Juan Castillo, Genoveva Islas, Graciela Nielez, Graciela Nielez on behalf of Estela Ortega, Ashley Werner on behalf of Araceli Sanabria and Francisco Mendez, and Ashley Werner.*

*Commissioner Holt asked if BRT buses can accommodate bicycles. No answer could be given. Holt also asked if prioritization of projects not on the list can be added at a later date. Bell responded.*

*Commissioner Catalano asked if projects listed in the Active Transportation Plan are budgeted in the Capital Improvement Plan. Public Works Director Scott Mozier confirmed they are.*

*Commissioner Catalano asked if an update could be given regarding projects in the Jane Adams area. Scott Mozier indicated that projects are done not by timeline, but when funding is available.*

*Commissioner Catalano asked Ashley Werner about a comment letter not received.*

*Commissioner Holt cautioned prioritizing only projects in low-income areas.*

*RECOMMENDED APPROVAL TO THE CITY COUNCIL*

**On motion of Commissioner Garcia, seconded by Commissioner Holt, that the above Action Item be recommended for approval to the City Council. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Holt, Commissioner Catalano, Commissioner Garcia and Vice Chair Vasquez

**Absent:** 2 - Chairperson Torossian and Commissioner Reed

Chair Vasquez called for a three minute recess. The meeting resumed at 8:57 p.m.

- VIII-A** [ID16-1462](#) Consideration of Rezone Application No. R-16-016, Vesting Tentative Tract Map No. 6099, Conditional Use Permit Application No. C-16-030 and related Environmental Assessment No. T-6099/C-16-030, for property located on the northwest corner of East Copper and North Cedar Avenues.
1. RECOMMEND APPROVAL (to the City Council) of the Finding of Conformity (and Addendum) to the Fresno General Plan Master Environmental Impact Report as prepared for Environmental Assessment No. T-6099/C-16-030 dated September 30, 2016.
  2. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-016 to rezone the subject property from the RM-1/CZ (Residential Multi-Family District/Conditions of Zoning) zone district to the RM-1/PD/CZ (Residential Multi-Family District/Planned Development/Conditions of Zoning) zone district.
  3. RECOMMEND APPROVAL (to the City Council) of Conditional Use Permit No. C-16-030 subject to compliance with the Conditions of Approval dated December 7, 2016, and contingent upon City Council approval of Rezone Application No. R-16-016 and the related environmental assessment.
  4. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. T-6099 subject to compliance with the Conditions of Approval dated December 7, 2016, and contingent upon City Council approval of Rezone Application No. R-16-016

and the related environmental assessment.

- Woodward Park Community Plan
- Council District 6 (Councilmember Brand)
- Staff Recommendation: Recommend approval to the City Council
- Staff Member: Israel Trejo
- Applications will be considered by the City Council

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

*Applicant Jeff Roberts provided additional information about the project.*

**RECOMMENDED FOR APPROVAL TO CITY COUNCIL**

**On motion of Commissioner Holt, seconded by Commissioner Garcia, that the above item be recommended for approval to the City Council.**

**The motion carried by the following vote:**

**Aye:** 3 - Commissioner Holt, Commissioner Garcia and Vice Chair Vasquez

**No:** 1 - Commissioner Catalano

**Absent:** 2 - Chairperson Torossian and Commissioner Reed

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

*New Commissioner Kathy Bray will be joining the Commission on December 21, 2016.*

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

*None.*

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

*None.*

#### **XII. ADJOURNMENT**

*Meeting adjourned at 9:21 p.m.*