



City of Fresno

City Hall Council
Chamber
2600 Fresno Street

Meeting Minutes Planning Commission

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

Wednesday, November 15, 2017

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-Doidge (City Attorney's Office), Clark(DARM), Sanchez, Emerson, McKencie, Lang, Lerwill, Aguilar, Williams; Benelli (Public Works)

Present 5 - Chairperson Serop Torossian, Commissioner Lawrence Garcia, Vice Chair Rojelio Vasquez, Commissioner Debra McKenzie, and Commissioner Peter Vang

Absent 2 - Commissioner Kathy Bray, and Commissioner Raj K. Sodhi-Layne

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Commissioner Vang.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

Chair Torossian outlined the meeting procedures for the benefit of the public. Commissioner McKenzie walked in late at 6:08 p.m.

IV. AGENDA APPROVAL

Mike Sanchez, Assistant Director of DARM, requested to remove Item VII.A.4. from the Agenda, due to continuing discussions between the

applicant and neighbors.

MOTION TO REMOVE ITEM VII.A.4 AND APPROVE THE AGENDA.

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

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

Absent: 2 - Commissioner Bray, and Commissioner Sodhi-Layne

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

V. CONSENT CALENDAR

Chair Torossian commented on the first meeting of the year listed on the proposed meeting calendar. Clark, Secretary, confirmed there will be a meeting held.

MOTION TO APPROVE THE PLANNING COMMISSION MEETINGS FOR CALENDAR YEAR 2018.

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

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

Absent: 2 - Commissioner Bray, and Commissioner Sodhi-Layne

- A. Minutes
- B. Communications
 - 1. [ID17-1450](#) Consideration of Planning Commission meetings for Calendar Year 2018.
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

No reports were made by the Commission.

VII. CONTINUED MATTERS

- A. [ID17-1536](#) 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 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 15, 2017 and the findings included within the staff report.

Chris Lang, Planner, presented the project. The Conditional Use Permit was not heard at this time.

Chair Torossian and Commissioner Vang provided comments.

Bill Robinson, applicant's representative, spoke in support of the project.

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

**MOTION TO ADOPT THE STAFF RECOMMENDATION, EXCLUDING
ITEM VII.A.4. CONDITIONAL USE PERMIT APPLICATION.**

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

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

Absent: 2 - Commissioner Bray, and Commissioner Sodhi-Layne

VIII. NEW MATTERS

- A.** [ID17-1533](#) Consider Environmental Assessment No. A-16-017/R-16-018/C-17-059, Plan Amendment Application No. A-16-017, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 filed by Giorgio Russo of Ginder Development, for approximately 7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues. (Council District 2 - Brandau)

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-017/R-16-018/C-17-059 dated November 10, 2017.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-017 proposing to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General

Commercial planned land use designation.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-018 requesting authorization to rezone the subject property from the CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General) zone district.

4. RECOMMEND APPROVAL (to the City Council) of Conditional Use Permit Application No. C-17-059 requesting authorization to construct a gated multi-unit residential complex with 80 residential units, a community building, and associated outdoor recreation facilities on the 4.66 acre portion of the subject property and 3 detached commercial pads (one of which includes a drive-through) on the 2.59 acre portion of the subject property proposed to be redesignated and rezoned.

Margo Lerwill, Planner, presented the proposed project. Lerwill entered into record two letters submitted by separate attorneys representing neighbors.

Giorgio Russo, applicant with Ginder Development, spoke in support of the project.

Chair Torossion, Commissioners Vasquez, Garcia, McKenzie, and Vang spoke.

Jeff Cazaly, applicant's consultant, answered questions and spoke in support of the project.

No one from the public spoke in support of the project.

The following member from the public spoke in opposition of the project; Carole Fisher, Jim Coelho, Ulysses Caiati, Dennis Sniffer, Mike Knittle, Larry Fleming, Geneva McJunkin, Bruce McJunkin, Dan Yates, Sean Johnson, Dale Combs, and Richard Moores.

John Kinsey, with Wanger Jones Helsley PC Attorneys, spoke and requested to have the item continued to a later date due to insufficient time for public review of the Environmental Assessment and project. The

requested continuance will provide enough time to conduct their own Traffic Study; study will be ready by December 4, 2017.

Cazaly and Russo spoke to address concerns.

Commissioner Vang spoke in support of a continuance.

Commissioner McKenzie spoke in opposition to the project.

Commissioner Garcia spoke in support of the project or a continuance.

Commissioner Vasquez spoke in support of the project.

Chair Torossian spoke in support of the project.

MOTION TO CONTINUE ITEM VII.A. TO DECEMBER 20, 2017.

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

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

Absent: 2 - Commissioner Bray, and Commissioner Sodhi-Layne

IX. REPORT BY SECRETARY

Secretary Clark informed the commission of a full agenda at the next Planning Commission meeting on December 6, 2017, which includes the Parks Master Plan. Clark advised the Commission to review the Plan accordingly, and wished them a Happy Thanksgiving.

X. SCHEDULED ORAL COMMUNICATIONS

No scheduled oral communications.

XI. UNSCHEDULED ORAL COMMUNICATIONS

No unscheduled oral communications.

ADJOURNMENT AT 7:42 P.M.