



City of Fresno

City Hall Council
Chamber
2600 Fresno Street

Meeting Minutes Planning Commission

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

Wednesday, March 21, 2018

6:00 PM

City Hall Council Chamber
2600 Fresno Street

Regular Meeting

The Planning Commission met in Regular Session at Council Chambers, City Hall, on the date listed above and the time listed below.

I. ROLL CALL - 6:03 P.M.

Present 7 - Chairperson Serop Torossian, Vice Chair Lawrence Garcia, Vice Chair Lawrence Garcia, Commissioner Kathy Bray, Commissioner Debra McKenzie, Commissioner Raj K. Sodhi-Layne, and Commissioner Peter Vang

II. PLEDGE OF ALLEGIANCE

The Pledge was led by Commissioner McKenzie.

III. PROCEDURES

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

IV. AGENDA APPROVAL

MOTION TO APPROVE.

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

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

V. CONSENT CALENDAR

None.

VI. REPORTS BY COMMISSIONERS

None.

VII. CONTINUED MATTERS

None.

VIII. NEW MATTERS

- A. [ID18-0265](#) Consideration of Pre-zone Application No. R-17-020 and related Environmental Assessment No. R-17-020. This application pertains to ±1.43 acres of property located on the south side of West San Jose Avenue between North Maroa and North Del Mar Avenues (Council District 2-Brandau).

1. RECOMMEND APPROVAL (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. R-17-020 dated February 23, 2018.

2. RRECOMMEND APPROVAL (to the City Council) of Pre-zone Application No. R-17-020 which proposes to amend the Official Zone Map from the R-1 (Single-Family Residential) County of Fresno zone district to the City of Fresno CMX/UGM (Corridor Mixed Use/Urban Growth Management) zone district consistent with the Fresno General Plan planned land use.

Bruce Barnes, Project Manager, presented the project.

Applicant Jeffrey Roberts spoke in support of the project.

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

The following members of the public spoke in opposition of the project:

Victoria Well, Don Dwelle, Susan Goldman, Gerianne Eldred, Jon Cusack, Regena Parker, John Cogdill, Annie Van Patten, Jack Van Patten, (inaudible), Gail Harmon, Keith (inaudible), Rebecca (inaudible), August (inaudible), Elizabeth Davis, (inaudible), Dorothy Smith, David Petersen, Rick Chavez, (inaudible) Francis, Taylor Petford, and Louis (inaudible).

Commissioners Bray, McKenzie, Vang, Garcia, and Chair Torossian spoke.

MOTION TO RECOMMEND APPROVAL OF STAFF

RECOMMENDATIONS, WITH THE FOLLOWING CONDITIONS, TO CITY COUNCIL:

- 1. The applicant complete and comply with any recommendations based on a full and complete Traffic Analysis done by a licensed Traffic Engineer; and,*
- 2. The applicant conduct at least two public meetings with members of the neighborhood (invite every property owner within 1,000 feet of the project) to consider input in the design and layout of the proposed multi-family housing project.*

On motion of Commissioner McKenzie, seconded by Commissioner Bray, that the above Action Item be recommended for approval to the City Council with the following conditions:

- 1. The applicant complete and comply with any recommendations based on a full and complete Traffic Analysis done by a licensed Traffic Engineer; and,**
- 2. The applicant conduct at least two public meetings with members of the neighborhood (invite every property owner within 1,000 feet of the project) to consider input in the design and layout of the proposed multi-family housing project.**

The motion carried by the following vote:

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

Recused: 1 - Commissioner Sodhi-Layne

IX. REPORT BY SECRETARY

A Development Code and General Plan cleanup is expected to be brought forth to Planning Commission in mid-April.

X. SCHEDULED ORAL COMMUNICATIONS

None.

XI. UNSCHEDULED ORAL COMMUNICATIONS

None.

XII. ADJOURNMENT

ADJOURNED AT 7:33 P.M.