



**City of Fresno**

**Meeting Minutes**

**Planning Commission**

City Hall Council  
Chambers  
2600 Fresno Street

---

**Wednesday, June 19, 2019**

**6:00 PM**

**City Hall Council Chambers**  
**2600 Fresno Street**

---

**Regular Meeting**

The Planning Commission met in regular session in the City Council Chambers, City Hall, at 6:00 p.m. on the date listed above.

**I. ROLL CALL**

*STAFF: Kolluri (City Attorney's Office); Clark, Emerson, George, Lang, Lerwill, Sanchez, Tackett, Trejo (Planning and Development); Benelli (Public Works); Gray (Public Utilities)*

**Present** 6 - Commissioner Brad Hardie, Chairperson Serop Torossian, Commissioner Kathy Bray, Commissioner Debra McKenzie, Commissioner Raj K. Sodhi-Layne, and Commissioner Peter Vang

**Absent** 1 - Vice Chair Lawrence Garcia

**II. PLEDGE OF ALLEGIANCE**

*Recital of the pledge was led by a Planning Commissioner.*

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

*Commissioner Bray outlined the meeting procedures for the benefit of the public.*

**IV. AGENDA APPROVAL**

*MOTION TO APPROVE THE AGENDA.*

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

**Aye:** 5 - Commissioner Hardie, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

**Absent:** 2 - Chairperson Torossian, and Vice Chair Garcia

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

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

*Secretary Clark advised the Commission that Vice Chair Garcia resigned and they would need to nominate a new Vice Chair.*

*Commissioner Hardie nominated Commissioner Bray for Vice Chair. No other nominations were made.*

*MOTION TO APPROVE MINUTES FROM REGULAR MEETING ON JUNE 5, 2019 AND ELECT COMMISSIONER BRAY AS VICE CHAIR.*

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

**Aye:** 5 - Commissioner Hardie, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

**Absent:** 2 - Chairperson Torossian, and Vice Chair Garcia

#### **A. Minutes**

1. [ID19-1913](#) Approval of Minutes from Regular Meeting on June 5, 2019.

#### **B. Communications**

1. [ID19-1886](#) Election of Vice Chair

#### **C. Entitlements**

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

*No reports were made by the Commission.*

#### **VII. CONTINUED MATTERS**

- A. [ID19-1875](#) Consider Environmental Assessment No. P18-03659, Plan Amendment Application No. P18-03569, Rezone Application No. P18-03569, and Modification of Zoning Conditions Application No. P18-03569 filed by Jeff Roberts of Assemi Group, Inc. for approximately 6.9 acres of property located on the corner of North Colonial and West San Jose Avenues. (Council District 2)

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P18-03569 dated May 22, 2019.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P18-03569 proposing to amend the Fresno General Plan and the Bullard Community Plan planned land use for ±1.0 acre of property at the northeast corner of North Colonial and West San Jose Avenues from Residential Medium Density to Regional Mixed-Use.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P18-03569 requesting authorization to rezone ± 1.0 acre of property at the northeast corner of North Colonial and West San Jose Avenues from RS-5/EQ (Residential Single Family/Equine Overlay) to RMX (Regional Mixed-Use) zoning, to modify conditions of zoning on ±3.8 acres at the northwest corner of North Colonial and West San Jose Avenues, and to modify conditions of zoning on ±2.1 acres south of West San Jose Avenue at North Colonial Avenue.

*Commissioner Sodhi-Layne recused herself and left chamber during the presentation of the item.*

*Margo Lerwill, Supervising Planner, presented the project. Following Lerwill's presentation, Chair Torossian officially joined the meeting.*

*Jeff Roberts, project applicant, spoke on behalf of the project.*

*Stephen Rettic, Mark Haro, Carolyn Nolan, Ashley Hiatt, and John Gomes*

*spoke in support of the project.*

*Joycelyn Kauder, Frank Isler, Wayne Kissler, and Carol Nebanian spoke in opposition of the project.*

*Jodi Fitzpatrick was neutral on the project but requested the environmental document be referred back to staff for a full environmental study.*

*Jeff Roberts rebutted questions and comments brought up in opposition of the project.*

*Chair Torossian brought the item back to the dais for consideration.*

**MOTION TO APPROVE STAFF RECOMMENDATION.**

**On motion of Commissioner Hardie, seconded by Chairperson Torossian, that the above Action Item be approved. The motion carried by the following vote:**

**Aye:** 6 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

**Absent:** 1 - Vice Chair Garcia

**VIII. NEW MATTERS**

- A.**     [ID19-1881](#)   Consideration of Vesting Tentative Tract Map No. 6231, Conditional Use Permit Application No. P19-01850 and related Environmental Assessment No. T-6231/P19-01850, for property located north of the intersection of North Friant Road and East Copper River Drive, within the Copper River Ranch planned community  
(Council District 6)

1. ADOPT the Mitigated Negative Declaration as prepared for Environmental Assessment No. T-6231/P19-01850 dated May 29, 2019.

2. ADOPT findings pursuant to Government Code Section 65863(b)(2) that there is substantial evidence in the record that

remaining sites identified in the Housing Element can accommodate the City of Fresno's share of the Regional Housing Needs Assessment (RHNA).

3. APPROVE Conditional Use Permit No. P19-01850 subject to compliance with the Conditions of Approval dated June 19, 2019.

4. APPROVE Vesting Tentative Tract Map No. T-6231 subject to compliance with the Conditions of Approval dated June 19, 2019.

*Commissioner Sodhi-Layne re-entered the chamber.*

*Israel Trejo, Planner III, presented the project.*

*Martin Querin, project applicant, spoke on behalf of the project.*

*No one from the public spoke in support or opposition of the project.*

*Chair Torossian brought the item back to the dais for consideration.*

**MOTION TO APPROVE STAFF RECOMMENDATION.**

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

**Aye:** 6 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

**Absent:** 1 - Vice Chair Garcia

- B.**     [ID19-1755](#)     Consideration of Vesting Tentative Tract Map No. 6215/UGM and related Environmental Assessment No. T-6215/UGM, for property located on the southwest corner of West Gettysburg and North Hayes Avenues (Council District 1).

1. ADOPT the Mitigated Negative Declaration as prepared for Environmental Assessment No. T-6215/UGM dated May 10, 2019 and the Addendum dated June 13, 2019.

2. APPROVE Vesting Tentative Tract Map No. T-6215/UGM for a 98-lot single family residential subdivision subject to compliance with the Conditions of Approval dated June 19, 2019.

*Chris Lang, Planner III, presented the projected.*

*Vice Chair Bray and Commissioner Hardie asked questions regarding the project. Lang and Will Tackett, Supervising Planner, clarified for the Commission.*

*Eric Givens, project applicant, spoke on behalf of the project.*

*No one from the public spoke in support or opposition of the project.*

*Vice Chair Bray recused herself from voting on the item and left the chamber for the remainder of the item.*

*Chair Torossian brought the item back to the dais for consideration.*

*MOTION TO APPROVE STAFF RECOMMENDATION.*

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

**Aye:** 5 - Commissioner Hardie, Chairperson Torossian, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

**Absent:** 1 - Vice Chair Garcia

**Recused:** 1 - Commissioner Bray

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

*Secretary Clark informed the Commission the July 3, 2019 meeting would be cancelled and that July 17, 2019 would be a full agenda.*

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

*No scheduled oral communications.*

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

*No unscheduled communications.*

**XII. ADJOURNMENT AT 7:20 P.M.**