



City of Fresno

Meeting Minutes

Planning Commission

City Hall Council
Chambers
2600 Fresno Street

Wednesday, September 18, 2019

6:00 PM

City Hall Council Chambers
2600 Fresno Street

Regular Meeting

The Planning Commission welcomes you to the City Council Chambers, located in City Hall, 2nd Floor, 2600 Fresno Street, Fresno, California 93721.

The City of Fresno's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. The meeting room is physically accessible. If, as an attendee or participant at the meeting, you need additional accommodations such as interpreters, signers, assistive listening devices, or the services of a translator, please contact the Office of the City Clerk at (559) 621-7650 or clerk@fresno.gov. To ensure availability, you are advised to make your request at least 48 hours prior to the meeting. The agenda and related staff reports are available at www.fresno.gov, as well as in the Office of the City Clerk.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets.

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: Badhesha (City Attorney's Office); Clark, Sanchez, Emerson, Tackett, Siegrist, Kachadourian, George, Young (Planning and Development); Benelli (Public Works); Gray (Public Utilities).

Present 5 - Commissioner Brad Hardie, Chairperson Serop Torossian, Commissioner Kathy Bray, Commissioner Debra McKenzie, and Commissioner Peter Vang

Absent 1 - Commissioner Raj K. Sodhi-Layne

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Vice Chair Bray.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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

IV. AGENDA APPROVAL

MOTION TO APPROVE THE AGENDA.

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

Aye: 5 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, and Commissioner Vang

Absent: 1 - Commissioner Sodhi-Layne

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

V. CONSENT CALENDAR

Mike Sanchez, Assistant Director of Planning and Development, requested item VII-A be placed on the consent calendar and referred back to staff.

MOTION TO PLACE ITEM VII-A ON CONSENT CALENDAR AND APPROVE CONSENT CALENDAR.

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

Aye: 5 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, and Commissioner Vang

Absent: 1 - Commissioner Sodhi-Layne

- A. Minutes
- B. Communications

C. Entitlements

VI. REPORTS BY COMMISSIONERS

No reports were made by the Commission.

VII. CONTINUED MATTERS

- A. [ID19-11308](#) (CONTINUE TO OCTOBER 2, 2019) Consider the appeal of Development Permit Application No. P19-00359 and Variance Application No. P19-02282, located on the west side of North Howard Street between Herndon and Alluvial Avenues. (Council District 6) - Planning and Development Department.
1. ADOPT Environmental Assessment No. P19-00359 / P19-02282 dated August 7, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 3 Categorical Exemption; and,
 2. DENY the applicant's appeal and UPHOLD the action of the Planning and Development Department Director to:
 - a. Approve Development Permit Application No. P19-00359, which proposed to develop a 14-foot high by 48-foot wide digital LED, double-sided billboard; and,
 - b. Deny Variance Application No. P19-02282, requesting to vary height standards to allow for an 86-foot tall, 14-foot high by 48-foot wide double-sided digital LED billboard.

VIII. NEW MATTERS

- A. [ID19-11276](#) Consideration of Conditional Use Permit Application No. P18-03987 and related Environmental Assessment No. P18-03987, filed by Mike de Alba, De Alba Architecture, on behalf of Star Housing Project, Inc. and pertains to ±0.24 acre of property located on the southeast corner of North College and West Beechwood Avenues at 293 West Beechwood Avenue (Council District 2).
1. ADOPT Environmental Assessment No. P18-03987 dated August 5, 2019, a determination that the proposed project is

exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.

2. APPROVE Conditional Use Permit Application No. P18-03987 requesting authorization to construct a 2-unit multi-family residential townhome development in the RS-5/EA (Single Family Residential, Medium Density/Expressway Area) zone district.

Kelsey George, Planner II, presented the project.

Mike de Alba, project applicant, spoke on behalf of the project.

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

The item was brought back to the dais for discussion.

MOTION TO APPROVE STAFF RECOMMENDATION.

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

Aye: 5 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, and Commissioner Vang

Absent: 1 - Commissioner Sodhi-Layne

- B.** [ID19-11278](#) Consideration of Conditional Use Permit Application No. P18-03989 and related Environmental Assessment No. P18-03989, filed by Mike de Alba, De Alba Architecture, on behalf of Star Housing Project, Inc and pertains to ±0.22 acre of property located south of West Spruce Avenue between North Fruit and North Thorne Avenues at 267 West Spruce Avenue (Council District 2).

1. ADOPT Environmental Assessment No. P18-03989 dated August 5, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.

2. APPROVE Conditional Use Permit Application No. P18-03989 requesting authorization to construct a 2-unit multi-family residential townhome development in the RS-5/UGM (Single Family Residential, Medium Density/Urban Growth Management) zone district.

Kelsey George, Planner II, presented the project.

Mike de Alba, project applicant, spoke on behalf of the project.

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

The item was brought back to the dais for discussion.

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 Bray, Commissioner McKenzie, and Commissioner Vang

Absent: 1 - Commissioner Sodhi-Layne

- C. [ID19-11244](#) Consideration of Conditional Use Permit Application No. P19-02037 and related Environmental Assessment No. P19-02037, located on the south side of North State Street between West Mission Avenue and North Golden State Boulevard, in Highway City (Council District 2) - Planning & Development Department.

1. ADOPT the Class 32 Categorical Exemption as prepared for California Environmental Quality Act (CEQA) Environmental Assessment No. P19-02037 dated September 18, 2019.

2. APPROVE Conditional Use Permit Application No. P19-02037 subject to compliance with the Conditions of Approval dated September 18, 2019.

Phillip Siegrist, Planner III, presented the project.

Mike de Alba, project applicant, spoke on behalf of the project.

A letter of opposition was presented to the Planning Commission, which staff had not reviewed.

The item was brought back to the dais for discussion and it was decided to refer back to staff to review and consider letter of opposition.

On motion of Commissioner Hardie, seconded by Commissioner McKenzie, that the above Action Item be referred to staff. The motion carried by the following vote:

Aye: 5 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, and Commissioner Vang

Absent: 1 - Commissioner Sodhi-Layne

- D.** [ID19-11279](#) Consideration of Development Permit Application No. D-17-109, Planned Development Permit Application No. P18-03876, and related Environmental Assessment No. D-17-109/P18-03876, located on the easterly side of H Street, between Mono and Inyo Streets, in downtown Fresno (Council District 3) - Planning & Development Department.

1. ADOPT Environmental Assessment No. D-17-109/P18-03876 dated September 18, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15332/Class 32 Categorical Exemption;

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 Development Permit Application No. D-17-109 subject to compliance with the Conditions of Approval dated September 18, 2019; and

4. APPROVE Planned Development Permit Application No. P18-03876 subject to compliance with the Conditions of Approval dated September 18, 2019.

Phillip Siegrist, Planner III, presented the project.

The project applicant spoke on behalf of the project.

One member of the public spoke in opposition of the project.

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

The item was brought back to the dais for discussion.

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

Aye: 5 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, and Commissioner Vang

Absent: 1 - Commissioner Sodhi-Layne

IX. REPORT BY SECRETARY

No reports by the Secretary.

X. SCHEDULED ORAL COMMUNICATIONS

No scheduled oral communication.

XI. UNSCHEDULED ORAL COMMUNICATIONS

No unscheduled oral communication.

XII. ADJOURNMENT

ADJOURNMENT AT 7:38 P.M.