



# City of Fresno

City Hall Council  
Chambers  
2600 Fresno Street

## Meeting Minutes Planning Commission

*Chairperson Serop Torossian*  
*Vice Chair Kathy Bray*  
*Commissioner Raj K. Sodhi-Layne*  
*Commissioner Debra McKenzie*  
*Commissioner Peter Vang*  
*Commissioner Brad Hardie*  
*Commissioner Monica Diaz*

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Wednesday, November 20, 2019

6:00 PM

City Hall Council Chambers  
2600 Fresno Street

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### Regular Meeting

The Planning Commission met in regular session in the City Council Chambers, City Hall, on the day listed above at the time listed below.

#### I. ROLL CALL

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

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

**Absent** 1 - Commissioner Kathy Bray

#### 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.*

#### IV. AGENDA APPROVAL

*Mike Sanchez, Assistant Director of Planning and Development, informed*

*the Commission of changes to the agenda.*

*Continued Matter VII B is recommended to be referred back to staff at request of applicant; Continued Matter VII C is recommended to be referred back to staff at request of applicant; New Matter VIII A is recommended to be placed on the Consent Calendar.*

**MOTION TO ACCEPT CHANGES AND APPROVE AGENDA.**

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

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

**Absent:** 1 - Commissioner Bray

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

## **V. CONSENT CALENDAR**

**MOTION TO APPROVE ITEMS ON THE CONSENT CALENDAR.**

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

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

**Absent:** 1 - Commissioner Bray

- A. Minutes
- B. Communications
- C. Entitlements

## **VI. REPORTS BY COMMISSIONERS**

*Commissioner Vang reported on a tragic event that impacted the Hmong and Fresno community and informed the Commission of a GoFundMe page.*

## **VII. CONTINUED MATTERS**

- A. [ID19-11567](#) 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 November 20, 2019.
  2. APPROVE Conditional Use Permit Application No. P19-02037 requesting authorization to construct a multi-unit residential development in the RS-5 (Single Family Residential, Medium Density) subject to compliance with the Conditions of Approval dated November 20, 2019.

*Phillip Siegrist, Planner, presented the project.*

*A letter was presented to the Commission at the start of the commission meeting, Chair Torossian asked if the project applicant had a chance to review the letter; staff clarified that the applicant had not.*

*Commissioner Sodhi-Layne asked questions regarding density; staff clarified.*

*Mark Gonzalez, representative of the project, spoke on behalf of the project.*

*Chair Torossian opened the item up for public comment. No one from the public spoke in support of the project. Three members of the public spoke in opposition of the project citing issues with the CEQA document and density.*

*Chair Torossian close the public comment and allowed staff rebuttal.*

*Staff rebutted and addressed the concerns cited but the members of the public.*

*Chair Torossian brought the item back to the dais for consideration and discussion. Chair Torossian and Commissioners Vang, Diaz, and Hardie commented in support for the project.*

**MOTION TO APPROVE STAFF'S RECOMMENDATION.**

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

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

**No:** 1 - Commissioner McKenzie

**Absent:** 1 - Commissioner Bray

- B.**     [ID19-11569](#)   Consideration of Conditional Use Permit Application P18-00486, for the Dollar General at 3707 West Shields Avenue, located on the south side of West Shields Avenue east of North Brawley Avenue (Council District 3) - Planning and Development Department.

1. ADOPT Environmental Assessment No. P18-03953 dated July 25, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 1 Categorical Exemption.

2. DENY the applicant's appeal and UPHOLD the action of the Planning and Development Department Director to deny Conditional Use Permit Application No. P18-00486, requesting authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 20 License (Package Store - sale of beer and wine for consumption off the premises where sold) to buy and sell beer and wine for the Dollar General located on the subject property.

- C.**     [ID19-11570](#)   Consideration of Conditional Use Permit Application No.

P18-03953 for the Dollar General at 4785 East Church Avenue, located on the northwest corner of East Church Avenue and South Chestnut Avenue (Council District 5) - Planning and Development Department.

1. ADOPT Environmental Assessment No. P18-03953 dated July 25, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 1 Categorical Exemption.

2. DENY the applicant's appeal and UPHOLD the action of the Planning and Development Department Director to deny Conditional Use Permit Application No. P18-03953, requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 License (Package Store - sale of beer and wine for consumption off the premises where sold) at the Dollar General grocery and consumer goods store to the address noted above.

#### **VIII. NEW MATTERS**

A. [ID19-11579](#) Consideration of the proposed Fresno City Planning Commission schedule of regular meetings for Calendar Year 2020.

B. [ID19-11566](#) Consideration of Environmental Assessment P19-02033; Plan Amendment & Rezone Application No. P19-02030; Development Permit Application No. P19-02033; and, related Environmental Assessment No. P19-02033, pertaining to ±11.8 acres of property located at 4259 West Bullard Avenue; filed by Bryan Sassano on behalf of Spencer Enterprises, Inc., pertaining to approximately 11.8 acres of property near the southeast corner of West Bullard Avenue and North Figarden Drive (Council District 2) - Planning and Development Department.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P19-02033 dated November 13, 2019.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P19-02030 proposing to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the ±11.8 acre subject property from the Commercial - Community planned land use to the Residential - Urban Neighborhood (16-30 du/acre) planned land use.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P19-02030 proposing to amend the official Zoning Map of the City of Fresno to reclassify the ±11.8 acre subject property from the CC/UGM/cz (Commercial - Community/Urban Growth Management/conditions of zoning) zone district to the RM-2/UGM (Residential - Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district.

4. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. P19-02033 which proposes the construction of 192 market rate multi-family dwelling units on the ±11.8 acre subject property at a density of ±16.27 du/acre.

*Kelsey George, Planner, presented the project.*

*Bill Robinson, representative of the project, spoke on behalf of the project.*

*Commissioner Diaz and Sodhi-Layne asked a questions regarding impact fees and rent costs; Robinson clarified.*

*Chair Torossian opened the item up for public discussion; no one from the public spoke in support or in opposition of the project.*

*Chair Torossian closed the public discussion and brought the item back to the dais for discussion and consideration.*

**MOTION TO APPROVE STAFF'S RECOMMENDATION.**

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

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

**Absent:** 1 - Commissioner Bray

**IX. REPORT BY SECRETARY**

*Secretary Clark informed the Commission of a full agenda at the next  
Planning Commission scheduled for December 4, 2019.*

**X. SCHEDULED ORAL COMMUNICATIONS**

*No scheduled oral communications*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*No unscheduled oral communications.*

**XII. ADJOURNMENT**

*ADJOURNMENT AT 7:01 P.M.*