



# 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, October 16, 2019

6:00 PM

City Hall Council Chambers  
2600 Fresno Street

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### 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](mailto: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](http://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

*Badhesha (City Attorney's Office); Clark, Sanchez, Lerwill, Vang, George, Young (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

## **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**

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

**Aye:** 7 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

- 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 Bray, seconded by Commissioner Vang, that the above be approved. The motion carried by the following vote:**

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

**Abstain:** 2 - Commissioner McKenzie, and Commissioner Sodhi-Layne

- A. Minutes

1. [ID19-11422](#) Approval of Minutes from Regular Meeting on September 4,

2019

2. [ID19-11423](#) Approval of Minutes from Regular Meeting on September 18, 2019
3. [ID19-11424](#) Approval of Minutes from Regular Meeting on October 2, 2019

B. Communications

C. Entitlements

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

*There were no reports given by the Commission.*

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

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

- A. [ID19-11402](#) 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.

Based upon the evaluation contained in this report and appeal received from the project applicant, staff recommends that the Planning Commission take the following action:

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.

- B. [ID19-11412](#) Consideration of Conditional Use Permit Application No. P19-00974, for property located at 3199 East McKinley Avenue in Fresno, on the north side of East McKinley Avenue between North First Street and North Second Street. - Planning and Development Department

Based upon the evaluation contained in this report and appeal received from the public, staff recommends that the Planning Commission take the following action:

1. ADOPT Environmental Assessment for No. P19-00974 dated August 16, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 3 Categorical Exemption.
2. DENY the appeal and UPHOLD the action of the Planning and Development Department Director to recommend approval for Conditional Use Permit Application No. P19-00974 requesting to construct a 60-foot-high monopine telecommunications tower with associated equipment in the Mayfair Self Storage parking lot.

*Margo Lerwill, Supervising Planner, introduced new planner, Kao Vang.*

*Kao Vang, Planner, presented the appeal.*

*Casey Tran, representative of the project, spoke on behalf of the project.*

*Chair Torossian opened the item up for public discussion; no one from the public spoke in support or 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 Hardie, seconded by Commissioner McKenzie, that the above Action Item be approved. The motion carried by the following vote:**

**Aye:** 7 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

- C. [ID19-11413](#) 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.

Based upon the evaluation contained in this report and appeal received from the project applicant, staff recommends that the Planning Commission take the following actions:

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.

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

*Secretary Clark informed the Commission there was no report.*

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

*No scheduled oral communications.*

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

*No unscheduled oral communications.*

#### **XII. ADJOURNMENT**

*ADJOURNMENT AT 6:18 P.M.*

