



**City of Fresno**

**Meeting Minutes**

**Planning Commission**

City Hall Council  
Chambers  
2600 Fresno Street

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**Wednesday, January 8, 2020**

**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 date listed above and the time listed below.

**I. ROLL CALL**

*STAFF: Badhesha (City Attorney's Office); Clark, Sanchez, Pagoulatos, Kachadourian, Tackett, Lang, Wilson, George (Planning and Development); Benelli (Public Works); Gray (Public Utilities)*

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

**Absent** 1 - Chairperson Serop Torossian

**II. PLEDGE OF ALLEGIANCE**

*Recital of the pledge was led by Commissioner Sodhi-Layne.*

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

*Vice Chair Bray outlined the meeting procedures for the benefit of the public.*

**IV. AGENDA APPROVAL**

*Jennifer Clark, Director of Planning and Development, recommended the Commission add electing a Vice Chair for the meeting due to Chair Torossian's absence and Vice Chair Bray acting as chair.*

**MOTION TO ADD ELECTING VICE CHAIR AS ITEM VIII-A AND MOVING ALL SUBSEQUENT ITEMS DOWN.**

**On motion of Commissioner Diaz, seconded by Commissioner**

**Sodhi-Layne, that the above be approved as amended. The motion carried by the following vote:**

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

**Absent:** 2 - Chairperson Torossian, and Commissioner McKenzie

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

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

*There were no items on the Consent Calendar, thus the Commission did not take action.*

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

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

*No reports were made by the Commission.*

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

*There were no continued matters presented to the Commission.*

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

- A. [ID 20-0022](#) HEARING to consider initiation of the Central Southeast Specific Plan (Plan), pertaining to approximately 2,200 acres in the Established Neighborhoods South of Shaw Area of the Fresno General Plan, filed by the City of Fresno Planning and Development Department Director

1. RECOMMEND ADOPTION (to the City Council) of a resolution initiating the Central Southeast Specific Plan Proposed Land Use Map and Guiding Principles and the corresponding amendment of the General Plan, and repeal or amendment of the Specific Plan for the Butler/Willow Area and

the Roosevelt Community Plan pertaining to approximately 2,200 acres located in the Established Neighborhoods South of Shaw Area to allow for future adoption of the Central Southeast Specific Plan.

*Drew Wilson, Supervising Planner, presented the project to the Commission. Commissioner McKenzie arrived and joined the Commission at the dais.*

*Commissioners Vang and Diaz asked questions and staff provided clarification.*

*Vice Chair Bray opened the item up for public discussion. No one from the public spoke in opposition to the project. Four members from the public spoke in support of the project.*

*Vice Chair Bray closed public discussion portion and staff rebutted some of the concerns mentioned by members of the comment.*

*Commissioners Diaz and Mckenzie provided comment in support.*

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

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

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

**Absent:** 1 - Chairperson Torossian

- B.**     [ID19-11551](#)   Consideration of Conditional Use Permit Application No. P19-01019, request to upgrade the A&M Westside Market Type 20 Off-Sale Beer & Wine License (Package Store - sale of beer and wine for consumption off the premises where sold) to a Type 21 Off-Sale General License (Package Store - sale of beer, wine and distilled spirits for consumption off the premises where sold) located at 10 East Whitesbridge Avenue at the southeast corner of South Thorne Avenue.

(Council District 3).

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

1. ADOPT Environmental Assessment for P19-01019 dated June 5, 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. P19-01019 request to upgrade the A&M Westside Market Type 20 Off-Sale Beer & Wine alcohol sales license to a Type 21 Off-Sale General License to include distilled spirits.

*Ralph Kachadourian, Supervising Planner, presented the appeal to the Commission.*

*Commissioner Sodhi-Layne asked a question regarding overconcentration and staff clarified.*

*James Makasen, attorney for the applicant, spoke on behalf of the appeal and urged the Commission to support the appeal and overturn the Director's decision. Business owner, Aziz Muthana, also spoke in support of the appeal.*

*Commissioners Sodhi-Layne, Hardie, Diaz, Vang, and McKenzie asked questions regarding crime, safety, and business. Makasen and Muthana clarified.*

*Staff clarified the required findings to approve the Conditional Use Permit could not be made.*

*Vice Chair Bray opened the item up for public discussion. Two members from the public spoke in opposition of the appeal and in support of Staff's Recommendation. No one from the public spoke in support of the appeal.*

*Vice Chair Bray closed public discussion portion and brought the item back to the dais for discussion.*

**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, Commissioner Bray, Commissioner McKenzie, Commissioner Vang, and Commissioner Diaz

**No:** 1 - Commissioner Sodhi-Layne

**Absent:** 1 - Chairperson Torossian

- C. [ID 20-0034](#) Consideration of Vesting Tentative Tract Map No. 6258, Planned Development Application No. P19-04243 and related Environmental Assessment No. T-6258/P19-04243, for property located on the west side of North Hayes Avenue between West Ashlan and West Gettysburg Avenues (Council District 1).

1. APPROVE the adoption of a Mitigated Negative Declaration as prepared for Environmental Assessment No. T-6258/P19-04243 dated November 22, 2019.

2. APPROVE Planned Development Application No. P19-04243 which requests authorization to apply the RS-5/UGM (Single Family Residential, Medium Density/Urban Growth Management) zone district standards to a portion of the property which is split zoned as the CC (Commercial - Community) zone district subject to adoption of the Fresno Municipal Code Findings and compliance with the Conditions of Approval, included within the Staff Report to the Planning Commission dated January 8, 2020.

3. APPROVE Vesting Tentative Tract Map No. T-6258/UGM for a phased 318-lot single family residential subdivision subject to adoption of the Fresno Municipal Code Findings and compliance with the Conditions of Approval, included within the Staff Report to the Planning Commission dated January 8, 2020.

*Vice Chair Bray recused herself from this item; Commissioner Sodhi-Layne acted as Chair for the hearing of this item.*

*Chris Lang, Planner III, presented the project to the Commission.*

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

*Acting Chair Sodhi-Layne opened the item up for public discussion. One member from the public spoke in opposition of the project cited traffic and safety issues. No one from the public spoke in support of the project.*

*Applicant rebutted concerns from the public and asked the Department of Public Works to speak on Traffic Issues; Andrew Benelli, Assistant Director of Public Works, clarified Traffic Engineering conditions and requirements.*

*Staff clarified the required findings to approve the Conditional Use Permit could not be made.*

*Acting Chair Sodhi-Layne brought the item back to the dais for the Commission to discuss.*

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

*Vice Chair Bray closed public discussion portion and brought the item back to the dais for discussion.*

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

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

**Absent:** 1 - Chairperson Torossian

**Recused:** 1 - Commissioner Bray

- D.**     [ID 20-0035](#)     Consideration of Rezone Application No. P19-00801; Annexation Application No. P19-00843; Planned Development Permit

Application No. P19-00846; Vesting Tentative Tract Map Nos. 6201/UGM & 6235/UGM; and, related Environmental Assessment No.

P19-00801/P19-00843/P19-00846/T-6201/T-6235 pertaining to ±125 acres of property located on the east side of North Armstrong Avenue between East Clinton and East Olive Avenues (Council District 4)

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. P19-00801/P19-00843/P19-00846/T-6201/T-6235 dated December 23, 2019 for purposes of the proposed project.

2. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P19-00801 proposing to amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AE-20 (Exclusive 20-acre Agricultural District) to the City of Fresno RS-3/UGM/ANX (Residential Single Family, Low Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay) & RS-5/UGM/ANX (Residential Single Family, Medium Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay) zone districts in accordance with the Fresno General Plan; and subject to, the Pre-zone Exhibit and adoption of the Fresno Municipal Code Findings included within the Staff Report to the Planning Commission dated November 20, 2019.

3. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. P19-00843 to initiate annexation proceedings for the McKinley-Armstrong No. 2 Reorganization proposing incorporation of the subject property within the City of Fresno and detachment from the Kings River Conservation District and Fresno County Fire Protection District with the Fresno County Local Agency Formation Commission (LAFCO); subject to, adoption of the Fresno Municipal Code Findings, and compliance with the Conditions of Approval for Vesting Tentative

Tract Map Nos. 6201/UGM and 6235/UGM, included within the Staff Report to the Planning Commission dated November 20, 2019.

4. RECOMMEND APPROVAL (to the City Council) of Planned Development Permit Application No. P19-00846 proposing the creation of a public street planned development to establish custom development standards and authorize a density transfer within the subdivision boundaries of Vesting Tentative Tract Map Nos. 6201/UGM and 6235/UGM to achieve an overall density of approximately 6.50 dwelling units per acre; subject to, adoption of the Fresno Municipal Code Findings, and compliance with the Conditions of Approval for Vesting Tentative Tract Map Nos. 6201/UGM and 6235/UGM, included within the Staff Report to the Planning Commission dated November 20, 2019.

5. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6201/UGM proposing to subdivide an approximately 39.51 net acre portion of the subject property for the purpose of creating a 257-lot single-family residential development; subject to, adoption of the Fresno Municipal Code Findings, and compliance with the Conditions of Approval, included within the Staff Report to the Planning Commission dated November 20, 2019.

6. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6235/UGM proposing to subdivide an approximately 18.90 net acre portion of the subject property for the purpose of creating a 122-lot single-family residential development; subject to, adoption of the Fresno Municipal Code Findings, and compliance with the Conditions of Approval, included within the Staff Report to the Planning Commission dated November 20, 2019.

*Vice Chair Bray rejoined the Commission.*

*Will Tackett, Supervising Planner, presented the project to the Commission.*

*Dirk Poeschel, project applicant, spoke on behalf of the project.*



*Vice Chair Bray opened the item up for public discussion. One member from the public had a neutral position on the project. No one from the public spoke in support of the project. Three members of the public spoke in opposition of the project. Although in opposition, the public commended Wilson Homes for being open with making changes to the project to accommodate the community.*

*Staff clarified questions and concerns raised by members of the public.*

*Andrew Benelli, Assistant Director of Public Works, clarified Traffic Engineering conditions and requirements.*

*Vice Chair Bray brought the item back to the dais for the Commission to discuss. The Commission commented on Wilson Homes' willingness to include the community in the planning process.*

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

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

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

**Absent:** 1 - Chairperson Torossian

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

*There were no reports made by the Secretary.*

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

*No scheduled oral communications.*

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

*No unscheduled oral communications.*

#### **XII. ADJOURNMENT**

**ADJOURNMENT AT 8:21 P.M.**

