



City of Fresno

Meeting Minutes

Planning Commission

City Hall Council
Chambers
2600 Fresno Street

Wednesday, January 22, 2020

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, on the date listed above at the time listed below.

I. ROLL CALL

Sanchez, Zack, Horton, George (Planning and Development); Badhesha (City Attorney's Office); Benelli (Public Works)

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

Excused 1 - Chairperson Serop Torossian

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Commissioner Diaz.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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

IV. AGENDA APPROVAL

Mike Sanchez, Assistant Director of the Planning and Development Department, requested Item VIII-B be continued to February 5, 2020.

MOTION TO CONTINUE ITEM VIII B AND APPROVE THE AGENDA.

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

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

Excused: 1 - Chairperson Torossian

Absent: 1 - Commissioner McKenzie

A. Consent Calendar Requests

B. Continuance Requests

C. Other Agenda Changes

V. CONSENT CALENDAR

Commissioner Sodhi-Layne requested changes be made to Item V-A-4, Minutes from Regular Meeting on January 8, 2020, and be removed from the Consent Calendar and approved at a later meeting.

MOTION TO REMOVE ITEM V-A-4 AND APPROVE CONSENT CALENDAR.

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

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

Excused: 1 - Chairperson Torossian

Absent: 1 - Commissioner McKenzie

A. Minutes

1. [ID](#) [20-00121](#) Approval of Minutes from Regular Meeting on October 16, 2019.
2. [ID](#) [20-00120](#) Approval of Minutes from Regular Meeting on November 20, 2019.
3. [ID](#) [20-00118](#) Approval of Minutes fom Regular Meeting on December 4, 2019.
4. [ID](#) [20-00119](#) Approval of Minutes from Regular Meeting on January 8, 2020.

B. Communications

C. Entitlements

VI. REPORTS BY COMMISSIONERS

No reports were made by the Commission.

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. [ID](#) Election of Officers
[20-00139](#)

Commissioner Sodhi-Layne nominated Vice Chair Bray to be elected as Chair. There were no other nominations. Motion made by Commissioner Sodhi-Layne, seconded by Commissioner Diaz. All present commissioners were in favor.

Chair Bray nominated Commissioner Sodhi-Layne to be elected as Vice Chair. There were no other nominations. Motion made by Chair Bray, seconded by Commissioner Vang. All present commissioners were in favor.

MOTION TO ELECT KATHY BRAY AS CHAIR AND RAJ SODHI-LAYNE AS VICE CHAIR.

On motion of Commissioner Sodhi-Layne, 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 Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

Excused: 1 - Chairperson Torossian

Absent: 1 - Commissioner McKenzie

- B. **ID** Hearing to consider Plan Amendment Application No.
20-00110 P18-03290, Rezone Application No. P18-03290, Development Agreement, and related Environmental Assessment No. P18-3290 filed by Daniel J. Zoldak of Lars Andersen & Associates on behalf of Sylvesta Hall of 2500 MLK, LLC, which

proposes to re-designate ±89.68 acres of existing land, previously analyzed under approved Plan Amendment Application No. A-17-007. The proposed development is entitled “West Creek Village Mixed-Use Project.”

(Council District 3)

1. RECOMMEND APPROVAL (to the City Council) of the adoption of an addendum to the previously adopted Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM-2017-06, dated August 2, 2017.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P18-03290 proposing to amend the Fresno General Plan and the Southwest Fresno Specific Plan to the following designations on the subject parcel: Community Park for 9.51 acres, College for 6.48 acres, Medium Density for 50.18 acres, Regional Commercial for 21.08 acres, and Community Commercial for 2.43 acres to Medium Density Residential for 26.58 acres, Medium High Density Residential for 21.32 acres, Community Park for 11.74 acres, Community Commercial for 3.08 acres, and Regional Commercial for 26.96.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P18-03290 proposing to amend the Official Zone Map to rezone the subject property as follows: from 50.18-acres of RS-5 (Residential Single-Family), 21.08-acres of CR (Regional Commercial), 6.48-acres of PI (Public & Institutional), 2.43-acres of CC (Community Commercial), and 9.51-acres of PR (Park and Recreation) to 26.58-acres to RS-5 (Residential Single-Family), 21.32-acres to RM-1 (Residential Multi-Family), 3.08-acres to CC (Community Commercial), 11.74-acres to PR (Park and Recreation), and 26.96-acres to CR (Regional Commercial).

4. RECOMMEND APPROVAL (to the City Council) of the Development Agreement between the City of Fresno and 2500 MLK LLC, pertaining to future development of real property

situated on the northwest corner of East Jensen Avenue and South Martin Luther King, Jr., Boulevard.

CONTINUED TO FEBRUARY 5, 2020.

- C. [ID](#) Workshop - Municipal Code Requirements for Entitlements (City
[20-00130](#) Attorney's Office)

Commissioner McKenzie joined the Commissioner at 6:18 p.m.

Raj Badhesha, Senior Deputy City Attorney, presented a workshop to the Commission regarding the functions and requirements for planning entitlements.

IX. REPORT BY SECRETARY

Secretary Sanchez informed the Commission that he and Assistant Director Dan Zack would be switching roles and Zack would be taking over secretary duties for Planning Commission.

Assistant Director Zack introduced himself to the Planning Commission and announced Will Tackett as new Planning Manager.

X. SCHEDULED ORAL COMMUNICATIONS

No scheduled oral communications.

XI. UNSCHEDULED ORAL COMMUNICATIONS

No unscheduled oral communications.

XII. ADJOURNMENT

ADJOURNMENT AT 6:30 P.M.