



City of Fresno

City Hall Council
Chambers
2600 Fresno Street

Meeting Minutes Planning Commission

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

Wednesday, May 20, 2020

6:00 PM

City Hall Council Chambers
2600 Fresno Street

Regular Meeting

The Planning Commission met in a modified session, via Zoom Webinar meeting, on the date listed above and the time listed below.

I. ROLL CALL

STAFF: Badhesda, Kolluri, Gonzales (City Attorney's Office); Zack, Tackett, Trejo, Kachadourian, Lang, Siegrist, George, Pagoulatos, Wilson, Veatch, Vang (Planning and Development); Benelli, Gormley (Public Works); Gray (Public Utilities)

NOTE: All Commissioners and Staff marked present for the meeting participated remotely via Zoom Webinar.

Present 7 - Commissioner Brad Hardie, Commissioner David Criner, Commissioner Kathy Bray, Commissioner Debra McKenzie, Commissioner Raj K. Sodhi-Layne, Commissioner Peter Vang, and Commissioner Monica Diaz

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Commissioner Diaz.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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

IV. AGENDA APPROVAL

Dan Zack, Assistant Director of Planning and Development, requested to continue Item VII-A of Continued Matters to the June 3, 2020 scheduled Planning Commission Meeting.

MOTION TO CONTINUE ITEM A AND APPROVE THE AGENDA.

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

Aye: 7 - Commissioner Hardie, Commissioner Criner, 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

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

VI. REPORTS BY COMMISSIONERS

No reports were made by the Commission.

VII. CONTINUED MATTERS

- A. [ID 20-00614](#) Consideration of request for a discretionary six-month extension of time to the expiration date for Vesting Tentative Tract Map No. 5434/UGM pertaining to approximately 28.81 acres of property located on the northeast corner of North Temperance and East McKinley Avenues (Council District 4)
 - 1. APPROVE the request for a discretionary six-month extension of time for the expiration date for Vesting Tentative Tract Map No. 5434, extending vesting rights, subject to compliance with the original conditions of approval as contained in Planning

Commission Resolution No. 13470, and the attached current Development Impact Fees dated May 6, 2020.

No continued items were heard.

VIII. NEW MATTERS

- A. [ID](#) [20-00612](#) Hearing to consider General Plan Text Amendment Application No. P20-01529 and related Environmental Finding which proposes, in the Local Hazard Mitigation section of the Noise and Safety Element of the General Plan, to delete an outdated adoption date of the Fresno County Multi-Jurisdictional Hazard Mitigation Plan and City of Fresno Local Hazard Mitigation Plan Annex consistent with the requirements of Federal and State law, and General Plan Policy NS-6-a.
1. RECOMMEND APPROVAL (to the City Council) of Environmental Assessment No. P20-01529, a finding that the application is exempt from the California Environmental Quality Act (CEQA) pursuant to the “common sense” exemption set forth in CEQA Guidelines Sections 15161(b)(3) that there is no possibility that the Plan Amendment Application will have a significant effect on the environment.
 2. RECOMMEND APPROVAL (to the City Council) of the General Plan Text Amendment No. P20-01529 amending the Local Hazard Mitigation section of the Noise and Safety Element of the General Plan, as described in Exhibit A.

Sophia Pagoulatos, Planning Manager, presented the project and read a letter received from a member of the public.

Commissioners McKenzie and Diaz and Chair Bray asked questions regarding timeline and community outreach.

Staff asked the City Attorney's Office to answer. Kolluri (City Attorney's Office) answered the questions.

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

Chair Bray brought the item back to the dais for consideration.

On motion of Commissioner Diaz, seconded by Commissioner Criner ,

that the above Action Item be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Hardie, Commissioner Criner, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

- B.** [ID](#) Consideration of Annexation Application No. P19-02239, Plan
 [20-00418](#) Amendment/Rezone Application No. P19-02237, Vesting
 Tentative Tract Map No. 6234/UGM, and related Environmental
 Assessment No. T-6234/P19-02237/P19-02239, for property
 located on the west side of North Hayes Avenue between West
 Ashlan and West Shields Avenues (Council District 1).
1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration as prepared for Environmental Assessment No. T-6234/P19-02237/P19-02239 dated March 13, 2020 for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. P19-02239 proposing to initiate proceedings for the Dakota-Hayes No. 4 Reorganization to annex the ±234 acre property to the City of Fresno; and detachment from the North Central Fire Protection District and the Kings River Conservation District.
3. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P19-02237 proposing to amend the Fresno General Plan and the West Area Community Plan to change the planned land use designations for the subject property from the Low Density Residential (±1.06 acres), Medium-High Density Residential (±9.76 acres), Urban Neighborhood (±17.26 acres) and Open Space/Neighborhood Park (±5.25 acres) planned land use designations to the Medium Density Residential (±35.88 acres) land use designation.
4. RECOMMEND APPROVAL (to the City Council) of Pre-zone Application No. P19-02237 proposing to pre-zone the subject property from the Fresno County RR (Rural Residential) to the

City of Fresno RS-3/UGM/ANX (Single Family Residential, Low Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay), RS-5/UGM (Residential Single Family, Urban Growth Management), RS-5/UGM/ANX (Residential Single Family, Medium Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay), RM-2/UGM/ANX (Residential Multi-Family, Urban Neighborhood Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay) and OS/UGM/ANX (Open Space/Urban Growth Management/Annexed Rural Residential Transitional Overlay) zone districts in accordance with the Fresno General Plan and pursuant to the proposed General Plan Amendment.

5. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6234/UGM, proposing to subdivide approximately 88.1 acres of the subject property into a 486-lot single-family residential development subject to compliance with the Conditions of Approval dated May 20, 2020, and contingent upon approval of Annexation No. P19-02239, Plan Amendment/Rezone Application No. P19-02237 and the related environmental assessment.

Chris Lang Planner III, presented the project.

Jill Gormley, Department of Public Works, spoke on behalf of Traffic Impacts and traffic signal installation requirements for the project.

Andrew Benelli, Department of Public Works, spoke on behalf of the reimbursement program for traffic signal installation.

Commissioners Vang and Diaz asked additional questions regarding traffic signals and neighborhood outreach. Staff responded.

Project representatives spoke on behalf of the project, asking for the removal of some traffic signals.

Commissioners Vang and Diaz asked clarifying questions. Project representatives answered.

Two members of the public spoke in opposition of the project.

Chair Bray brought the item back to the dais for consideration.

Commissioner Vang made a motion to amend Staff's Recommendation and recommend approval of the project with the exception of two traffic signal installation requirements at Hayes/Shields and Polk/Shields.

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

Aye: 7 - Commissioner Hardie, Commissioner Criner, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

- C. [ID](#)
[20-00611](#)
- Consideration of Annexation Application No. P19-06018, Plan Amendment/Prezone Application No. P19-06286; Planned Development Permit Application No. P20-00369; Vesting Tentative Tract Map No. 6241; and, related Environmental Assessment No. P19-06018/P19-06286/P20-00369/T-6241 for approximately 79.12 acres of property located near the southwest corner of East Clinton and North Armstrong Avenues (Council District 4) - Planning and Development Department.
1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P19-06018/P19-06286/P20-00369/T-6241 dated May 15, 2020 for the proposed project pursuant to the California Environmental Quality Act (CEQA).
 2. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. P19-06018 (for the Clinton-Armstrong No. 3 Reorganization) proposing detachment from the Fresno County Fire Protection District and the Kings River Conservation District and annexation to the City of Fresno.
 3. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P19-06286 proposing to amend the Fresno General Plan and the McLane Community Plan to

change the planned land use designations for a portion of the subject property from Residential Urban Neighborhood (±8.83 acres) to Medium Density Residential (±8.83 acres).

4. RECOMMEND APPROVAL (to the City Council) of Pre-zone Application No. P19-06286 proposing to pre-zone the subject property from the Fresno County AE (Exclusive Residential) zone district to the RS-5/UGM/ANX (Residential Single Family/Urban Growth Management/Annexed Rural Residential Transitional Overlay) zone district (±59.32 acres) and RS-5/UGM (Residential Single Family/Urban Growth Management) zone district (±19.8).

5. RECOMMEND APPROVAL (to the City Council) of Planned Development Application No. P20-00369 requesting authorization for modified lot size and setback standards.

6. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6241, proposing to subdivide approximately 19.8 acres of the subject property into a 225-lot single-family residential development subject to compliance with the Conditions of Approval dated June 18, 2020, and contingent upon approval of Annexation No. P19-06018, Plan Amendment Application No. P19-06286, Pre-zone Application No. P19-06286 and the related environmental assessment.

Kelsey George, Planner II, presented the project.

Dirk Poeschel, project representative, spoke in support of the project.

Commissioner Diaz asked a question regarding infrastructure and traffic. Project representative answered.

One member of the public spoke neither in support or opposition, but rather out of curiosity. Staff answered his questions.

Chair Bray brought the item back to the dais for consideration.

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

the following vote:

Aye: 7 - Commissioner Hardie, Commissioner Criner, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

- D. [ID](#)
[20-00610](#) Consideration of Plan Amendment Application No. P18-01089; Pre-zone Application No. P18-01089; Vesting Tentative Tract Map No. 6237/UGM; and, related Environmental Assessment No. T-6237/P18-01089 for ±26.92 acres of property located on the southeast corner of North Grantland Avenue and the West Dakota Avenue alignment (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. P18-01089/T-6237 dated May 15, 2020 for the proposed project pursuant to California Environmental Quality Act (CEQA).
 2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P18-01089 proposing to amend the Fresno General Plan and the West Area Community Plan to change the planned land use designations for the subject property from Residential - Medium Density (±18.07 acres) and Residential - High Density (±8.85 acres) to Residential Medium Low Density (±26.92 acres).
 3. RECOMMEND APPROVAL (to the City Council) of Pre-zone Application No. P18-01089 proposing to pre-zone the subject property from the Fresno County RR (Rural Residential) zone district to the RS-4/UGM (Residential Single-Family, Medium Low Density/Urban Growth Management) zone district.
 4. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6237/UGM, proposing to subdivide ± 26.92 acres into a 116-lot single-family residential development subject to compliance with the Conditions of Approval dated May 20, 2020, and contingent upon approval of Plan Amendment Application No. P18-01089, Pre-zone Application No. P18-01089

and the related environmental assessment.

Robert Holt, Planner III, presented the project.

Jeff Roberts, project representative, spoke in support of the project.

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

Chair Bray brought the item back to the dais for consideration.

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

Aye: 7 - Commissioner Hardie, Commissioner Criner, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

- E.** [ID](#) Consideration of Conditional Use Permit Application No. 20-00613 P19-05984, a request to upgrade an existing Type 20 alcohol license (Package Store - sale of beer and wine for consumption off the premises where sold) to a Type 21 alcohol license (Package Store - sale of beer, wine, and distilled spirits for consumption off the premises where sold) for the existing Johnny Quik Food Store and Gas Station located at 7995 North Cedar Avenue at the southwest corner of North Cedar and East Nees Avenues. (Council District 6)

1. CONSIDER Environmental Assessment No. P19-05984, dated May 20, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 1 Categorical Exemption; and,

2. DENY the applicant's appeal and UPHOLD the action of the Planning and Development Department Director to deny Conditional Use Permit Application No. P19-05984 requesting to upgrade the Johnny Quik Type 20 Off-Sale Beer & Wine alcohol sales license to a Type 21 Off-Sale General License to include distilled spirits.

Phillip Siegrist, Planner III, presented the project.

Commissioners Sodhi-Layne and Vang asked clarifying questions. Staff answered.

George Beal, project representative, spoke on behalf of the project and in opposition of Staff's Recommendation.

Chair Bray and Commissioners Vang, Diaz, and Hardie asked questions.

Commissioner Sodhi-Layne made a comment.

Project representative rebutted.

No one spoke in support or opposition of the project.

Chair brought the item back to the dais for consideration.

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

Aye: 7 - Commissioner Hardie, Commissioner Criner, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

IX. REPORT BY SECRETARY

No reports by the Secretary.

X. SCHEDULED ORAL COMMUNICATIONS

No scheduled oral communications.

XI. UNSCHEDULED ORAL COMMUNICATIONS

No unscheduled oral communications.

XII. ADJOURNMENT

ADJOURNMENT AT 8:48 P.M.