



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, September 16, 2020

6:00 PM

City Hall Council Chambers
2600 Fresno Street

Regular Meeting

The Planning Commission met in regular session via Zoom Meeting at 6 p.m. on the date listed above.

I. ROLL CALL

Badhesha (City Attorney's Office); Zack, Tackett, Kachadourian, Valenzuela, Siegrist, Holt, Veatch, Vang, George (Planning & Development); 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

Absent 1 - Commissioner David Criner

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Chair Bray.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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

IV. AGENDA APPROVAL

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

Absent: 2 - Commissioner Criner , and Commissioner McKenzie

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

V. CONSENT CALENDAR

No items on the consent calendar.

Commissioner McKenzie joined the Zoom meeting at 6:05 p.m.

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

VI. REPORTS BY COMMISSIONERS

No reports were made by the Commission

VII. CONTINUED MATTERS

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

- A. [ID](#) [20-001129](#) Consideration of Plan Amendment and Rezone Application No. P20-00957; and related Environmental Assessment No. P20-00957 for approximately 18.9 acres of property located on the west side of North Palm Avenue, between West Nees and West Fallbrook Avenues. (Council District 2) - Planning and Development Department.

- 1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Addendum to Master Environmental Impact

Report ("MEIR") SCH No. 2012111015, dated September 16, 2020 for the proposed project pursuant to the California Environmental Quality Act (CEQA).

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P20-00957 proposing to amend the 2035 Fresno General Plan to change the planned land use designations for the subject properties from Employment, Office (±16.7 acres) and Employment, Light Industrial (±2.2 acres) to Commercial Community (±18.9 acres).

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P20-00957 proposing to rezone the Official Zoning Map of the City of Fresno to rezone the subject properties from the O/UGM/cz (Office/Urban Growth Management/conditions of zoning)(±16.7 acres) and IL/UGM/cz (Light Industrial/Urban Growth Management/conditions of zoning)(±2.2 acres) zone districts to the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning)(±18.9 acres) zone district in accordance with Plan Amendment Application No. P20-00957.

Jose Valenzuela, Planner III, presented the project.

There were no questions from the Commission.

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

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

MOTION TO APPROVE STAFF 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, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

Absent: 1 - Commissioner Criner

- B. [ID](#)
[20-001149](#) CONTINUED TO OCTOBER 21, 2020
CONTINUED HEARING to Consider Conditional Use Permit Application No. P20-00267 and related Environmental Assessment No. P20-00267, for property located at 4571 West Ashlan Avenue C/T; located south of West Ashlan Avenue between North Blythe Avenue and North Cornelia Avenue. - Planning and Development Department. (Council District 1)
1. ADOPT Environmental Assessment No. P20-00267 dated June 17, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15303/Class 3 and Section 15332/Class 32 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. P20-00267 requesting to construct an 80-foot-tall mono-pine wireless telecommunication facility along with a ground equipment cabinet, generator, telco box, and transformer within a fenced area of 30 feet by 30 feet area in the yard of a residential property located in the RM-1/UGM (Residential, Multi-Family, Medium High Density/Urban Growth Management) zone district.

VIII. NEW MATTERS

- A. [ID](#)
[20-001143](#) Consideration of Conditional Use Permit Application No. P20-00545, located on the northwest corner of North Cedar Avenue and East Tulare Street (Council District 7) - Planning and Development Department.
1. ADOPT Environmental Assessment No. P20-00545 dated July 23, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.
 2. ADOPT the finding pursuant to Government Code Section 65863(b)(2) that there is substantial evidence in the record that remaining sites identified in the Housing Element can

accommodate the City of Fresno's share of the Regional Housing Needs Assessment (RHNA).

3. DENY the appeal and UPHOLD the Planning and Development Director's action on approval of Conditional Use Permit Application No. P20-00545 which requested authorization to develop a 3,131-square-foot 7-11 convenience store and service station, subject to compliance with the Conditions of Approval dated July 23, 2020.

Commissioner Hardie recused himself from hearing the item.

Thomas Veatch, Planner II, presented the project and read into the record one letter of opposition that was received.

Commissioner Vang asked a question regarding the business who provided the opposition letter.

Sid Wiener and Terri Dickerhoff, project representatives, spoke on behalf of the project.

Chair Bray asked a question about landscaping; applicant answered.

Two members of the public spoke in opposition to the project; three members of the public spoke in support of the project.

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

Chair Bray and Commissioner Vang provided comments regarding support for the project.

MOTION TO APPROVE STAFF 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 Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

Absent: 1 - Commissioner Criner

Recused: 1 - Commissioner Hardie

- B. [ID](#) [20-001169](#) Consideration of Plan Amendment Application No. P20-00577; Rezone Application No. P20-00577; Planned Development Application No. P20-00845; Vesting Tentative Tract Map No. 6299/UGM; and related Environmental Assessment No. P20-00577/P20-00845/T-6299 for ±22 acres of property located on the southeast corner of East Belmont and North Armstrong Avenues (Council District 5).
1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P20-00577/P20-00845/T-6299 dated June 26, 2020 for the proposed project pursuant to California Environmental Quality Act (CEQA).
 2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P20-00577 proposing to amend the Fresno General Plan and the Roosevelt Community Plan to change the planned land use designation for the subject property from Low Density Residential to Medium Density Residential and the realignment of a planned trail to be relocated to the east side of North Armstrong Avenue between East Belmont Avenue and the existing trail alignment directly south of East Fancher Creek Drive.
 3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P20-00577 proposing to rezone the subject property from the RS-3/UGM (Residential Single-Family, Low Density/Urban Growth Management) zone district to the RS-5/UGM (Residential Single-Family, Medium Density/Urban Growth Management) zone district.
 4. RECOMMEND APPROVAL (to the City Council) of Planned Development Application No. P20-00845 proposing to modify the RS-5 (Residential Single-Family, Medium Density) zone district development standards to allow for reduced setbacks, reduced lot sizes, and reduced lot depths for the proposed detached single-family residences.

5. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6299/UGM, proposing to subdivide ±22 acres of the subject property into a 218-lot single-family residential development subject to compliance with the Conditions of Approval dated September 16, 2020, and contingent upon approval of Plan Amendment Application No. P20-00577, Rezone Application No. P20-00577 and the related environmental assessment.

Rob Holt, Planner III, presented the project.

Bonique Emerson, project applicant, spoke on behalf of the project.

There were no questions from the Commission.

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

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

Commissioner Hardie was not present to hear this item.

MOTION TO APPROVE STAFF RECOMMENDATION.

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 Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

Absent: 2 - Commissioner Hardie, and Commissioner Criner

- C. [ID](#) [20-001176](#) Consideration of Rezone Application No. P20-00596, Development Permit Application No. P20-00595, and related Environmental Assessment No. P20-00595/P20-00596 pertaining to ±1.07 acres of property located on the northeast corner of North Fresno Street and East Browning Avenue (Council District 4) - Planning & Development Department.

1. RECOMMEND ADOPTION (to the City Council) of

Environmental Assessment No. P20-00595/P20-00596, dated September 16, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15183 (Projects Consistent w/ a Community Plan) Exemption; and,

2. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P20-00596, requesting authorization to remove conditions of zoning on ±1.07 acres of property located on the northeast corner of North Fresno Street and East Browning Avenue; and

3. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. P20-00595, requesting authorization to construct a professional office complex on the subject property, subject to compliance with Conditions of Approval dated September 16, 2020

Phillip Siegrist, Planner III, presented the project.

Bret Giannetta, project applicant, spoke on behalf of the project.

Sam Lucido, property owner, spoke in favor of the project.

There were no questions from the Commission.

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

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

Commissioner Hardie was not present to hear this item.

MOTION TO APPROVE STAFF 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: 5 - Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

Absent: 2 - Commissioner Hardie, and Commissioner Criner

- D. [ID](#) [20-001177](#) Consideration of Conditional Use Permit Application No. P19-04594, a request to establish a Type 20 alcohol license (Package Store - sale of beer and wine for consumption off the premises where sold) for a Johnny Quik Service Station located at 6940 West Barstow Avenue at the northeast corner of West Barstow and North Grantland Avenues (Council District 2) - Planning & Development Department.
1. CONSIDER Environmental Assessment No. P19-04594, dated August 5, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 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. P19-04594 requesting to establish the Type 20 off-sale beer & wine alcohol sales license.

Jose Valenzuela, Planner III, presented the project.

Commissioner Vang asked a question about operational hours; staff answered.

George Beal, project applicant, spoke on behalf of the project.

No one from the public spoke in opposition of the project; two members of the public spoke in support of the project.

Commissioner Sodhi-Layne asked about the former store because the applicant believed this was an ABC transfer due to a previous application at a HSR impacted location; the applicant answered.

Commissioner Vang provided comments regarding support of the appeal and a motion to uphold the appeal, however was unable to make the required findings. Referring the item back to staff was discussed.

Commissioner McKenzie made a motion to approve staff's recommendation

as presented which was seconded and voted on.

Commissioner Hardie was not present to hear this item.

MOTION TO APPROVE STAFF'S RECOMMENDATION.

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

Aye: 3 - Commissioner Bray, Commissioner McKenzie, and Commissioner Sodhi-Layne

No: 2 - Commissioner Vang, and Commissioner Diaz

Absent: 2 - Commissioner Hardie, and Commissioner Criner

IX. REPORT BY SECRETARY

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 7:54 P.M.