



# City of Fresno

## Meeting Minutes - Final Planning Commission

City Hall Council  
Chamber  
2600 Fresno Street

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Wednesday, July 19, 2017

6:00 PM

City Hall Council Chamber  
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. 6:04 P.M. ROLL CALL

*STAFF: Clark, Sanchez, Contreras, Tackett, Noguera, Lang, Olsen (DARM),  
Kolluri (City Attorney's Office)*

**Present** 3 - Chairperson Serop Torossian, Vice Chair Lawrence Garcia,  
and Commissioner Kathy Bray

#### II. PLEDGE OF ALLEGIANCE

*Recital of the pledge was led by Commissioner Garcia.*

#### III. PROCEDURES

*Chair Torossian outlined the meeting procedures for the benefit of the  
public.*

#### IV. AGENDA APPROVAL

*NO CHANGES*

**On motion of Vice Chair Vasquez, seconded by Commissioner Garcia,  
that the above agenda be approved. The motion carried by the  
following vote:**

**Aye:** 4 - Chairperson Torossian, Vice Chair Garcia, Vasquez, and  
Commissioner Bray

#### V. CONSENT CALENDAR

**V-A.** [ID17-1020](#) Resolution of Appreciation for Cary Catalano  
Resolution of Appreciation for Jaime Holt  
Resolution for Appreciation Randy Reed

*Planning Commissioners proclaimed the appreciation for former Commissioners Holt, Reed, and Catalano through a Resolution.*

## **VI. REPORTS BY COMMISSIONERS**

*NONE*

## **VII. CONTINUED MATTERS**

- A. [ID17-1006](#) Consideration of Conditional Use Permit Application No. C-17-013, located on the southwest corner of North Figarden Drive and West Bullard Avenue. (Council District 2) - Development and Resource Management Department.
1. ADOPT the Negative Declaration prepared for Environmental Assessment No. C-17-013 dated June 12, 2017; and,
  2. APPROVE Conditional Use Permit Application No. C-17-013 requesting to develop a commercial center consisting of a 3,764 square-foot ampm convenience store, an ARCO fuel facility consisting of eight multi-product fuel dispensers under an overhead canopy, a 4,000 square-foot retail building, and a 3,462 square-foot quick serve restaurant with a drive-through service window, subject to compliance with the Conditions of Approval dated July 19, 2017.
  3. DENY Conditional Use Permit Application No. C-17-013 requesting to establish a Type 20 alcohol license (Package Store - sale of beer and wine for consumption off the premises where sold) for the ampm convenience store.

*The above item was introduced to Planning Commission by Development and Resource Management Planner III Kira Noguera.*

*Project Representative Bill Robinson spoke about the project.*

*Project Architect Julio Tinajero spoke about the project.*

*Cody McDevitt spoke in favor of the project.*

*Prab Gil, Bob Dil, and Dan Stein spoke in opposition to the project.*

*Project Representative Bill Robinson responded to their concerns.*

*Commissioner Vasquez inquired about Census Tracts. Noguera responded.*

*Chair Torossian inquired about alcohol licenses in the vicinity of the project.*

*Commissioner Garcia inquired about the other proposed buildings on the subject property.*

*Project Applicant Serena Mann responded.*

*Commissioner Vasquez spoke in favor of the project, subject to reduced alcohol sale hours.*

*Commissioner Bray agreed with Commissioner Vasquez.*

*Commissioner Garcia asked Representative Robinson if reducing the alcohol sales hours to midnight would be acceptable.*

*Representative Robinson confirmed the time would be acceptable.*

*Project Applicant Serena Mann indicated that conditions removing alcohol sales or preventing the 24-hour operation of the establishment would not meet their proforma requirements.*

*Project Applicant Brian Miranda spoke about the project.*

*Commissioner Garcia made a motion to approve the project with the condition that alcohol sales cease at midnight, and made the finding found in Section 15-2706-E-5-a of the Fresno Municipal Code.*

**APPROVED AS AMENDED**

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

**Aye:** 4 - Chairperson Torossian, Vice Chair Garcia, Vasquez, and Commissioner Bray

### **VIII. NEW MATTERS**

- A. [ID17-1013](#) Consideration of Annexation Application No. ANX-17-001, Pre-zone Application No. R-17-002, and related Environmental Assessment No. ANX-17-001/R-17-002, filed by Bill Robinson of Sol Development, on behalf of Don Orosco of D.B.O. Development. These applications pertain to approximately 38.80 acres of property located on the northeast corner of North Polk and West Shields Avenues.

1. RECOMMEND APPROVAL (to the City Council) of the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report as prepared for the annexation and rezone, dated May 5, 2017 for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) of Pre-zone Application No. R-17-002 to pre-zone the property from the Fresno County RR (Rural Residential) zone district to the City of Fresno CC/UGM (Commercial - Community/Urban Growth Management) and OS/UGM (Open Space/Urban Growth Management) zone districts.
3. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. ANX-17-001 proposing detachment from the North Central Fire Protection District and the Kings River Conservation District and annexation to the City of Fresno.

*The above item was introduced to Planning Commission by Development and Resource Management Planner II Chris Lang.*

*Commissioners Garcia and Torossian inquired about the subject property and the neighboring properties that were originally proposed to be annexed. Lang responded.*

*Project Sponsor Bill Robinson spoke about the project.*

*No members of the public spoke in favor or opposition to the project.*

*APPROVED*

**On motion of Chairperson Torossian, seconded by Vice Chair Vasquez, that the above Action Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Chairperson Torossian, Vice Chair Garcia, Vasquez, and Commissioner Bray

**IX. REPORT BY SECRETARY**

*Two candidates for Planning Commission are expected to be approved by City Council on Thursday, July 20, 2017.*

**X. SCHEDULED ORAL COMMUNICATIONS**

*None.*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*One member of the public, Denise Galmen, spoke about noise issues at a commercial property adjacent to her residence. Assistant Director Mike Sanchez was asked to follow up with her about the complaint.*

**XII. ADJOURNMENT**

*Meeting adjourned at 7:40 P.M.*