



# City of Fresno

City Hall Council  
Chamber  
2600 Fresno Street

## Meeting Minutes - Final Planning Commission

*Chairperson Serop Torossian*  
*Vice Chair Rojelio Vasquez*  
*Commissioner Cary Catalano*  
*Commissioner Kathy Bray*  
*Commissioner Lawrence Garcia*  
*Commissioner Randy Reed*  
*Commissioner Jaime Holt*

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Wednesday, May 17, 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 date written above and the time listed below.

#### I. 6:05 P.M. ROLL CALL

*STAFF: Raterman-Doidge (City Attorney's Office), Clark, Sanchez, Zack, Emerson, Contreras, Tackett, Olsen, Lerwill, Aguilar (DARM)*

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

**Absent** 1 - Commissioner Jaime Holt

#### II. PLEDGE OF ALLEGIANCE

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

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

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

#### IV. AGENDA APPROVAL

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

**Aye:** 6 - Chairperson Torossian, Commissioner Bray, Catalano, Vice Chair Garcia, Reed, and Vasquez

**Absent:** 1 - Commissioner Holt

A. Consent Calendar Requests

B. Continuance Requests

C. Other Agenda Changes

## **V. CONSENT CALENDAR**

A. Minutes

### APPROVAL OF MINUTES

**On motion of Commissioner Catalano, seconded by Vice Chair Vasquez, the CONSENT CALENDAR was hereby adopted by the following vote:**

**Aye:** 5 - Commissioner Bray, Catalano, Vice Chair Garcia, Reed, and Vasquez

**Absent:** 1 - Commissioner Holt

**Abstain:** 1 - Chairperson Torossian

1. [ID17-737](#) Approval of Minutes from Regular Meeting on February 15, 2017.

**This Minutes was approved on the Consent Calendar.**

### APPROVAL OF MINUTES

**On motion of Vice Chair Vasquez, seconded by Commissioner Garcia, the CONSENT CALENDAR was hereby adopted by the following vote:**

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

**Absent:** 1 - Commissioner Holt

**Abstain:** 2 - Chairperson Torossian, and Catalano

2. [ID17-738](#) Approval of Minutes from Special Meeting on April 10, 2017.

**This Minutes was approved on the Consent Calendar.**

## **VI. REPORTS BY COMMISSIONERS**

*No reports were given by Commissioners.*

## **VII. CONTINUED MATTERS**

*No continued matters.*

## **VIII. NEW MATTERS**

- A. [ID17-657](#) Consider Environmental Assessment No. EA-17-003, Plan Amendment Application No. A-17-003, Rezone Application No. R-17-005, and Conditional Use Permit Application No. C-17-044, filed by Betsy McGovern-Garcia of Self-Help Enterprises, for approximately ± 8.02 acres of property located on the north side of East Annadale Avenue between South Elm Avenue and South Tupman Street. (Council District 3 - Baines)

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. EA-17-003 dated March 17, 2017.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-17-003 proposing to amend the Fresno General Plan and the Edison Community Plan from the High Density Residential (30-45 du/ac) planned land use designation to the Medium Density Residential (6-12 du/ac) planned land use designation.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-17-005 requesting authorization to rezone the subject properties from the RM-3 (Residential Multi-Family, High Density) zone district to the RS-5 (Residential Single Family, Medium Density) zone district.

4. RECOMMEND APPROVAL (to the City Council) of Conditional Use Permit Application No. C-17-044 requesting authorization to construct 40 affordable senior multi-family residential dwelling units subject to compliance with the Conditions of Approval dated May 17, 2017.

*The above item was presented to the Planning Commission by Jarred*

*Olsen.*

*Olsen removed Condition No. A.10 from the Conditions of Approval dated May 17, 2017.*

*Commissioner Catalano spoke in clarification of the removal of Condition No. A.10.*

*Betsy McGovern-Garcia, Director of Real Estate Development of Self-Help Enterprises, spoke.*

*Chair Torossian and Commissioner Catalano spoke.*

*Marlene Murphy spoke in support.*

*No one spoke in opposition.*

*Commissioner Catalano spoke to the need of public transportation in the area of the subject property, but will be in support of the project.*

**MOTION TO RECOMMEND APPROVAL OF STAFF'S  
RECOMMENDATION TO THE CITY COUNCIL, WITH THE REMOVAL OF  
CONDITION NO. A.10 OF THE CONDITIONS OF APPROVAL DATED MAY  
17, 2017.**

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

**Aye:** 6 - Chairperson Torossian, Commissioner Bray, Catalano, Vice  
Chair Garcia, Reed, and Vasquez

**Absent:** 1 - Commissioner Holt

- B.**     [ID17-700](#)     Consider the appeal of Conditional Use Permit Application No. C-16-077, located on the north side of East Bullard Avenue east of North First Street. (Council District 6) - Development and Resource Management Department.

1. ADOPT Environmental Assessment No. C-16-077 dated

March 7, 2017, 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 appeal and UPHOLD the Director's Approval of Conditional Use Permit Application No. C-16-077 to authorize the applicant to establish a State of California Alcoholic Beverage Control (ABC) Type 20 alcohol license, subject to compliance with the Conditions of Approval dated March 24, 2017.

*The above item was presented to the Planning Commission by Margo Lerwill.*

*The applicant, Steve Rollins, presented.*

*Chair Torossian, Commissioner Catalano, and Commissioner Garcia spoke.*

*No one spoke in support.*

*No one spoke in opposition.*

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

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

**Aye:** 6 - Chairperson Torossian, Commissioner Bray, Catalano, Vice Chair Garcia, Reed, and Vasquez

**Absent:** 1 - Commissioner Holt

- C.**     [ID17-698](#)     Consider the appeal of Conditional Use Permit Application No. C-16-076, located on the southeast corner of North First Street and East McKinley Avenue. (Council District 7) - Development and Resource Management Department.

1. ADOPT Environmental Assessment No. C-16-076 dated March 7, 2017, 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 appeal and UPHOLD the Director's Approval of Conditional Use Permit Application No. C-16-076 to authorize the applicant to establish a State of California Alcoholic Beverage Control (ABC) Type 20 alcohol license, subject to compliance with the Conditions of Approval dated March 24, 2017.

*The above item was presented to the Planning Commission by Margo Lerwill.*

*Commissioner Bray spoke.*

*The applicant, Steve Rollins, presented.*

*Chair Torossian spoke.*

*Commissioner Catalano spoke.*

*No one spoke in support.*

*John Owens with STC Security spoke neither in support or in opposition.*

*Kim Rumbaugh and Alberto Garcia spoke in opposition.*

*Steve Rollins spoke in response to concerns.*

*Chair Torossian spoke in support.*

*Commissioner Catalano spoke in opposition.*

*Commissioner Reed spoke in support.*

*Commissioner Bray spoke in support, if the condition be added to provide a security guard for the 99 Cent store if the Police Department decides that one is needed at a future date.*

*Commissioner Garcia spoke in support.*

*Vice Chair Vasquez spoke in opposition.*

*MOTION TO APPROVE STAFF'S RECOMMENDATION, WITH THE ADDED CONDITION THAT A PRIVATE SECURITY GUARD BE PROVIDED BY THE 99 CENT STORE IF THE POLICE DEPARTMENT BECOMES AWARE OF ISSUES.*

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

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

**No:** 2 - Catalano, and Vasquez

**Absent:** 1 - Commissioner Holt

- D.**     [ID17-708](#)     Consideration of Plan Amendment Application No. A-17-004, Rezone Application No. R-17-006, Development Code Text Amendment Application No. Ta-17-004 and Related Environmental Finding Filed by the Development And Resource Management Department Director Pertaining To 174.6 Acres Within The City Of Fresno.
1. RECOMMEND APPROVAL (to the City Council) of Environmental Assessment No. A-17-004/R-17-006/TA-17-004, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-17-004, pertaining to 67.32 acres, to amend the Fresno General Plan (Figure LU-1: Land Use and Circulation Map), the Bullard, Fresno High, McLane, Roosevelt, Edison, Hoover and Downtown Neighborhoods Community Plans, the Tower District and Fulton Corridor Specific Plans, and the Fresno Yosemite Airport Land Use Compatibility Plan; and pertaining to an additional 107.28 acres to repeal the 1966 Civic

Center Master Plan, as described in Exhibit A.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-17-006, pertaining to 67.32 acres, to amend the City of Fresno Zoning Map to revert certain parcels to a zone district and planned land use equivalent to that existing under the prior general plan in a manner consistent with General Plan policy and without significant environmental impacts, as described in Exhibit A.

4. RECOMMEND APPROVAL (to the City Council) of Text Amendment Application No. TA-17-004 for minor changes to the Development Code in order to improve functionality, clarity, internal consistency, and consistency with State law. Proposed amendments affect the following standards and/or procedures: abandonment of private right-of-way; calculation of residential density; rear yard setback reduction; determining lot frontage; applicability of multi-family frontage coverage and front setback requirements; the allowed locations of auto sales and leasing, caretaker residences, family day care, parks, and schools; applicability of sidewalk configuration; allowed locations of accessory structures and pool equipment; safety standards for electric fences; intersection visibility; applicability of TOD Height and Density Bonus; landscape buffers; temporary parking lots; signs; child care centers and family child care homes operational requirements; drive-throughs; mobile vendors; amateur (ham) radios; Airport Land Use Commission review of text amendments; planned developments; tasting rooms, among others. The affected sections are 15-108-B-5, 15-310-B, 15-312-A, 15-904-A-7, Table 15-1003, Table 15-1102, 15-1104-B, Table 15-1202, Table 15-1504-K-2, 15-2004-D-2-b-ii, 15-2005, Figure 15-2006-C, 15-2010-J, Figure 15-2018, Table 15-2018-A, 15-2102-B, 15-2305-C-1, Table 15-2305-C-1, 15-2431, 15-2605-B, Table 15-2608, Table 15-2608-B-5, 15-2609-H, 15-2612-A, 15-2612-D, Section 15-2725, 15-2728-B-2, 15-2728-B-2, 15-2759, 15-5808, 15-5903-D, 15-5904-B-3, 15-6707, and 15-6802.

*The Planning Commission took a break at 7:23 P.M.*

*The Planning Commission reconvened at 7:32 P.M.*



*The above item was presented to the Planning Commission by Dan Zack.*

*Commissioner Catalano requested more information about Eaton Plaza Master Plan.*

*Zack spoke to the Eaton Plaza Master Plan not being part of the Civic Center Master Development Plan from 1966 and will not be affected by the changes proposed.*

*Commissioner Reed spoke to Tower District concerns.*

*Keith Bergthold spoke in support.*

*Kiel Schmidt with the Tower District Committee spoke in opposition to the Plan Amendment and Rezone of Numbers 2, 3, and 4 on the property list.*

*Carlos Castillo, representing Vicente Garcia, request to have 419 West Whitesbridge Ave rezoned from residential back to commercial. The property is not part of the current proposed properties to be rezoned.*

*Larry Taylor spoke to concerns of Eaton Plaza Master Plan.*

*Bill Robinson spoke to Outdoor Lighted Signs.*

*Dirk Poeschel spoke in support of the rezoning of Property Item Number 6.*

*Jeff Roberts spoke in support.*

*Marcos Zamora spoke in support of the rezoning of Property Item Number 3.*

*Zack spoke to the concerns. The property at 419 West Whitesbridge Ave is not eligible for this Zoning Cleanup, but Staff will meet with the applicant for further consideration. After research, the Eaton Plaza Master Plan was not adopted into the Civic Center Master Development Plan. External sign illumination is preferred because of a nicer appearance. Marcos Zamora's Property Item Number 3 is part of the current proposed rezone request.*

*Chair Torossian spoke to clarification.*

*Commissioner Reed spoke to urgency on processing the project.*

*Zack spoke.*

*Commissioner Reed request additional time to review the Eaton Plaza and Tower District concerns.*

*Commissioner Bray spoke to additional time to review concerns.*

*Mary Raterman-Doidge, City Attorney's Office, spoke.*

*Jennifer Clark, Development and Resource Management Department Director, spoke.*

*Commissioner Catalano spoke against additional time.*

*MOTION TO RECOMMEND APPROVAL OF STAFF'S  
RECOMMENDATION TO THE CITY COUNCIL.*

**On motion of Commissioner Catalano, seconded by Vice Chair Vasquez, that the above Action Item be recommended for approval.  
The motion carried by the following vote:**

**Aye:** 5 - Chairperson Torossian, Commissioner Bray, Catalano, Vice Chair Garcia, and Vasquez

**No:** 1 - Reed

**Absent:** 1 - Commissioner Holt

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

*Clark encouraged the Planning Commission to review the Southwest Specific Plan, currently in the 30 Day Public Review and Commenting Period. The Plan will be considered by the Planning Commission in the Summer and by the City Council in the Fall. Staff continues to hold Parks Plan meetings next week: District 7 on Monday at the Fresno Art Museum, District 4 on Tuesday at the Wesley Church Sanctuary, and District 3 on*

*Wednesday at the Frank H. Ball Gym all meetings held at 6:30 P.M. and encourages to continue attending them.*

**X. SCHEDULED ORAL COMMUNICATIONS**

*No scheduled oral communications.*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*No unscheduled oral communications.*

**XII. ADJOURNMENT**

*Meeting adjourned at 8:31 P.M.*