



City of Fresno

Meeting Minutes - Final Planning Commission

City Hall Council
Chamber
2600 Fresno Street

Wednesday, October 18, 2017

6:00 PM

City Hall Council Chamber
2600 Fresno Street

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. 6:05 P.M. ROLL CALL

STAFF: Raterman-Doidge (City Attorney's Office), Sloan, Avedisian-Favini, Kolluri; Clark(DARM), Sanchez, Zack, Emerson, Pagoulatos, McKencie, Siegrist, Caperton, Wilson, Piona, Aguilar, Parker, Coatsworth; Benelli (Public Works)

Present 6 - Chairperson Serop Torossian, Vice Chair Lawrence Garcia, Commissioner Kathy Bray, Commissioner Debra McKenzie, Commissioner Raj K. Sodhi-Layne, and Commissioner Peter Vang

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Commisioner Garcia.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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

IV. AGENDA APPROVAL

MOTION TO APPROVE THE AGENDA.

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

Aye: 7 - Chairperson Torossian, Vice Chair Garcia, Vasquez, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

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

V. CONSENT CALENDAR

MOTION TO APPROVE MINUTES FROM AUGUST 16, 2017 AND OCTOBER 4, 2017.

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

Aye: 7 - Chairperson Torossian, Vice Chair Garcia, Vasquez, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Vang

A. Minutes

ID17-1409 Approval of Minutes from Regular Meeting on August 16, 2017.

ID17-1411 Approval of Minutes from Regular Meeting on October 4, 2017.

- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

NONE.

VII. CONTINUED MATTERS

NONE.

VIII. NEW MATTERS

- A. [ID17-1406](#) Consideration of Conditional Use Permit Application No. C-17-090, located on the southeast corner of West Shaw and North Marks Avenues. (Council District 1) - Development and Resource Management Department.

1. DENY Conditional Use Permit Application No. C-17-090 requesting to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (Package Store - sale of beer and wine for consumption off the premises where sold) for an existing convenience store.

Phillip Siegrist, Planner with DARM, presented the proposed project.

Commissioner's Bray, Garcia, McKenzie, Vang, Vasquez, Sodhi-Layne, and Chair Torossian spoke.

Jennifer Clark, Secretary, spoke.

Mary Raterman-Doidge, Deputy City Attorney, spoke.

Carl McKnight, Lieutenant with the Police Department, spoke in opposition to the proposed alcohol use due to high crime in the area.

Gevork Mkrtchyan, applicant's son, spoke to their store being an Armenian specialty store requesting the permit to sell specialty imported beer and wine.

Roman Sarvisian and Peter Limay spoke in support.

No one from the public spoke in opposition.

MOTION TO ADOPT THE CEQA CATEGORICAL EXEMPTION CLASS 32 DOCUMENT AND APPROVE THE CONDITIONAL USE PERMIT WITH THE CONDITION THAT ONLY SPECIALTY IMPORTED BEER AND WINE BE SOLD; THE AREA OF ALCOHOL DISPLAY IS TO BE DETERMINED AT THE DISCRETION OF THE DARM DIRECTOR; THE EXCEPTION B OF SECTION 15-2706-E5 OF THE FRESNO MUNICIPAL CODE BE MADE: THE PROPOSED OFF-PREMISES SALE OF ALCOHOLIC BEVERAGES IS INCIDENTAL AND APPURTENANT TO A LARGER RETAIL USE AND PROVIDE FOR A MORE COMPLETE AND CONVENIENT SHOPPING EXPERIENCE.

On motion of Vice Chair Vasquez, seconded by Commissioner

Sodhi-Layne, that the above Action Item be approved. The motion carried by the following vote:

Aye: 5 - Chairperson Torossian, Vasquez, Commissioner Bray, Commissioner McKenzie, and Commissioner Sodhi-Layne

No: 2 - Vice Chair Garcia, and Commissioner Vang

- B.** [ID17-1423](#) Consider Plan Amendment Application No. A-17-008, Rezone Application No. R-17-011 and related Environmental Assessment No. A-17-008/R-17-011 as part of a City-initiated Plan Amendment and Rezone pursuant to Fresno Municipal Code (FMC) Section 15-5803.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-008/R-16-003 dated September 2017.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-17-008 proposing to amend the Fresno General Plan from the Public Facilities planned land use designation to the Heavy Industrial planned land use designation.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-17-011 proposing to amend the Official Zone Map to reclassify the subject property from the PI/UGM (Public and Institutional/Urban Growth Management) zone district to IH (Heavy Industrial) zone district.
4. RECOMMEND APPROVAL (to the City Council) of the Disposition and Development Agreement between the City of Fresno and Darling Ingredients Inc., pertaining to relocation and the transfer and development of real property on the southwest corner of Jensen and Cornelia Avenues

Mike Sanchez, DARM Assistant Director, sits in as Secretary.

Clark, DARM Director, speaks to the background of the proposed project.

Ricky Caperton, Planner, entered into record additional documents and presented the proposed project.

Mike Parker, Senior Environmental Planner with Ascent Environmental, presented.

Attorney with McCormick Barstow LLP, spoke and presented the Darling Company.

The following members from the public spoke in support of the relocation of the Darling Rendering Plant:

Bob Mitchell, Mary Curry, Kimberly McCoy, Francisco Mendez, Gary Hunt, Venise Curry, Tate Hill, Lee Jacobson, and Alejandro Escobar.

The following member from the public spoke in opposition: James Quist.

The Planning Commission took a break at 7:46 P.M.

The Planning Commission reconvened at 7:51 P.M.

Caperton and Clark addressed concerns and questions.

Shawn Griffith, with Darling Company, spoke to odor reducing measures used now by other Darling facilities.

Commissioner's Bray, Garcia, McKenzie, Vang, Vasquez, Sodhi-Layne, and Chair Torossian spoke.

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

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

Aye: 6 - Chairperson Torossian, Vice Chair Garcia, Vasquez, Commissioner Bray, Commissioner McKenzie, and Commissioner Vang

No: 1 - Commissioner Sodhi-Layne

- C. [ID17-1408](#) Public hearing to consider the adoption of the Southwest Fresno Specific Plan and related Final Program Environmental Impact Report (FPEIR), State Clearinghouse (SHC) # 2017031012. The following applications have been filed by the Fresno City Council and pertain to approximately 3,255 acres in the DA-1 South Development Area:

1. Recommend that the City Council Review and Consider Final Program Environmental Impact Report (PEIR SCH No. 2017031012), apply the Council's independent judgment and analyses to the review, and then certify the PEIR as having been completed in compliance with the California Environmental Quality Act (CEQA), based on the Commission's recommendations on the proposed Final Program EIR and comments thereon (see Exhibits N, O and P).

a. Recommend the City Council Adopt an appropriate Mitigation Monitoring and Reporting Program (MMRP) as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097; and,

b. Recommend the City Council Find that based upon testimony presented by staff, there are significant, unavoidable, environmental impacts which have not been mitigated to a level below significant. Therefore, the City Council should adopt the findings of fact and consider an appropriate statement of overriding considerations.

2. Recommend that the City Council Approve Plan Amendment Application No A-17-13 which proposes to repeal the Edison Community Plan, pertaining to approximately 10,019 acres located in the DA-1 South Development Area (see Exhibit B).

3. Recommend that the City Council Approve Plan Amendment Application No. A-17-14 which proposes to adopt the October 2017 Redline Draft and accompanying technical map changes of the Southwest Fresno Specific Plan (Figure 3-2), pertaining to approximately 3,255 acres located in the DA-1 South

Development Area (see Exhibits D and E).

4. Recommend that the City Council Approve Plan Amendment Application No. A-17-15 which proposes to update the Land Use Map (Figure LU-1) and the Dual Designation Map (Figure LU-2) of the Fresno General Plan to incorporate the land use changes proposed in the Southwest Fresno Specific Plan; and to correspondingly amend the Fresno Chandler Executive Airport Land Use Compatibility Plan and the Fresno-Chandler Downtown Airport Master and Environs Specific Plan (see Exhibit F).

5. Recommend that the City Council Approve Text Amendment Application No. TA-17-08 which proposes amendments to the Citywide Development (Fresno Municipal Code Chapter 15) to incorporate the Kearney Boulevard Historic Corridor (KB) Overlay District and the California Avenue Transit Corridor (CA) Overlay District (see Exhibit G).

6. Recommend that the City Council Approve Rezone Application No. R-17-17 which proposes to apply the Kearney Boulevard Historic Corridor (KB) Overlay District to approximately 50.65 acres and to apply the California Avenue Transit Corridor (CA) Overlay District to approximately 40 acres (see Exhibit H).

7. Recommend that the City Council Approve Rezone Application No. R-17-18 which proposes to rezone approximately 910 acres of property within the Southwest Fresno Specific Plan area to be consistent with the planned land use (see Exhibit I).

Clark returns to sit as Secretary.

Sophia Pagoulatos, Planning Manager, presented the proposed project.

Eric Payne and Leoncio Vasquez, with the Steering Committee, spoke.

Chair Torossian stepped away at 8:35 P.M.

Chair Torossian returned at 8:38 P.M.

Rateman-Doidge stepped away at 8:40 P.M.; Talia Kolluri, Supervising Deputy City Attorney, sat in.

Rateman-Doidge returned at 8:42 P.M.

Joey Campbell, with the Washington Union District, spoke in support although requested assistance in future school planning.

The following members of the public spoke in support of the Southwest Specific Plan: Tate Hill, Venise Curry, Grecia Elenes, Michealynn Lewis, Gary Hunt, Francisco Mendez, Ivanka Saunders, Alex Belanger, Ashley Werner, Mary Curry, Eric Payne, and June Stanfield.

The following members of the public spoke in opposition: Ameaca Packard, Brunette Harris, and Bobby Parks.

Jim Feredico spoke in support of the Plan, with the request that his Dual Designation property remain Open Space and Residential Medium Density.

Jeffrey Roberts, with Granville Homes, spoke in support of the Plan, with the request that APN's: 464-020-37, -35, -36, -34; 464-020-07, -08, -09; 477-021-10, -11, -09 remain planned for residential medium low density and RS-4 zone district.

Pagoulatos spoke to concerns.

Commissioners Bray, Garcia, McKenzie, Vasquez, Vang, and Chair Torossian spoke.

MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE STAFF'S RECOMMENDATION WITH THE ADDED RECOMMENDATION THAT THE PROPERTY REQUESTED BY JIM FEREDICO AND JEFFREY ROBERTS OF GRANVILLE HOMES REMAIN AS IS.

IX. REPORT BY SECRETARY

NONE.

X. SCHEDULED ORAL COMMUNICATIONS

NONE.

XI. UNSCHEDULED ORAL COMMUNICATIONS

NONE.

XII. ADJOURNMENT AT 10:23 P.M.