



City of Fresno

City Hall Council
Chamber
2600 Fresno Street

Meeting Minutes - Final Planning Commission

Chairperson Serop Torossian
Vice Chair Rojelio Vasquez
Commissioner Kathy Bray
Commissioner Lawrence Garcia
Commissioner Pao Yang

Wednesday, July 5, 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 date written above and the time listed below.

I. 6:02 P.M. ROLL CALL

STAFF: Raterman-Doidge (City Attorney's Office), Clark, Sanchez, Emerson, Contreras, Tackett, Noguera, Siegrist, Valenzuela, Aguilar (DARM)

Present 4 - Chairperson Serop Torossian, Vice Chair Lawrence Garcia, Commissioner Kathy Bray, and Commissioner Pao Yang

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Commissioner Bray.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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

IV. AGENDA APPROVAL

Mike Sanchez requested for Item D to be removed from the agenda and continued to the following meeting on July 19, 2017, due to an error in the Public Noticing process.

The applicant, Bill Robinson, requested for Item D to be presented as scheduled.

Dan Stein, with Baker, Manock, and Jensen Attorneys at Law, encouraged Item D to be continued to a later meeting for further review of the Environmental Review.

MOTION TO APPROVE THE AGENDA WITH ITEM D CONTINUED TO JULY 19, 2017.

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

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

A. Consent Calendar Requests

No items.

B. Continuance Requests

Request to continue Item D.

C. Other Agenda Changes

V. CONSENT CALENDAR

No items.

A. Minutes

B. Communications

C. Entitlements

VI. REPORTS BY COMMISSIONERS

No reports were given by Commissioners.

VII. CONTINUED MATTERS

No continued matters.

VIII. NEW MATTERS

A. [ID17-969](#) Election of Officers

MOTION TO ELECT CHAIR TOROSSIAN AS CHAIRPERSON AND COMMISSIONER VASQUEZ AS VICE CHAIR.

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

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

- B.** [ID17-951](#) Consideration of Rezone Application No. R-04-098, Annexation Application No. ANX-17-002, Vesting Tentative Tract Map No. T-5434/UGM, and related Environmental Assessment No. R-04-098/T-5434/ANX-17-002, on behalf of RJF Fresno, LLC., pertaining to approximately ±38 acres of property located on the northeast corner of East McKinley and North Temperance Avenue in the County of Fresno (Council District 4) - Development and Resource Management Department

RECOMMENDATIONS

1. RECOMMEND APPROVAL (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. R-04-098/T-5434/ANX-17-002, dated May 5, 2017;
2. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-04-098 requesting authorization to prezone the subject property from the AE-20 (Agricultural Exclusive, 20 acres-Fresno County) zone district to the City of Fresno RS-4/UGM (Residential Single Family, Medium Low Density/Urban Growth Management) zone district.
3. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. ANX-17-002 requesting authorization to initiate annexation proceedings for incorporation of the subject property to the City of Fresno; and, detachment from the Fresno County Fire Protection District and the Kings River Conservation District.

4. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 5434/UGM proposing to subdivide an approximate 28.81 net acre portion of the subject property for purpose of creating a 140-lot conventional single family residential development subject to the findings within the Staff Report to the Planning Commission dated July 5, 2017; compliance with the Conditions of Approval dated July 5, 2017; and, contingent upon City Council Approval of Rezone Application No. R-04-098, Annexation Application No. ANX-17-002 and the related environmental assessment.

Phillip Siegrist presented the proposed project.

Chair Torossian spoke to the public calls.

Commissioner Bray spoke to possible traffic and pedestrian safety.

Andrew Benelli spoke to required right-of-way improvements and expansion of Temperance Ave as part of the proposed project. Benelli spoke to a future City project to widen the road at the canal.

Rick Langdon, the applicant representing RJF Fresno, spoke.

No one spoke in support.

David Allenbough, neighbor, spoke in neutral and request that Temperance Avenue also be widened where it crosses the canal as part of this project, review the traffic study, and questioned if traffic would be redirected.

Ken Vang, with Precision Engineering, answered questions which pertained to the Traffic Study to include traffic generated by the school.

Vice Chair Vasquez and Commissioner Bray spoke to an alternative to safely transfer children to school, widening of Temperance Avenue or an alternative to cross the canal.

Benelli spoke to the re-classification of Temperance Avenue and the addition of a Class A Trail.

Langdon agreed to work with the school district busing of children from the proposed project to the elementary school north of the site, while the crossing at the canal is widened.

Commissioner Yang spoke to educating the public on safety when crossing the bridge.

MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL WITH THE ADDED CONDITION TO PROVIDE TEMPORARY BUSING OF STUDENTS TO THE ELEMENTARY SCHOOL AND PROVIDE COMMUNITY EDUCATION REGARDING BRIDGE SAFETY IN THE FORM OF A PAMFLETTE.

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

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

- C. [ID17-966](#) Consider Plan Amendment Application No. A-16-016, Rezone Application No. R-16-017, Development Permit Application No. D-16-139 and the related environmental assessment, filed by Giorgio Russo of Ginder Development, for approximately ±7.87 acres of property located on the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Drive loop. (Council District 2 - Brandau)
1. RECOMMEND APPROVAL (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-016/R-16-017/D-16-139 dated May 5, 2017.
 2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-016 proposing to amend the Fresno General Plan and the Bullard Community Plan for the subject property from the Medium Density Residential (5-12 du/ac) planned land use designation to the Medium High Density Residential (12-16 du/ac) planned land use designation.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-017 requesting authorization to rezone the subject property from the RS-5/UGM (Residential Single Family, Medium Density/Urban Growth Management) zone district to the RM-1/UGM (Residential Multi Family, Medium High Density/Urban Growth Management) zone district.

4. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. D-16-139 requesting authorization to construct 120 multi-family residential dwelling units subject to compliance with the Conditions of Approval dated July 5, 2017.

Bonique Emerson introduced a new Planner, Jose Valenzuela.

Valenzuela presented the proposed project and made the following corrections in the staff report. These changes are in Exhibit G on page 16, Edison should be changes to Bullard and Industrial Development should be changes to Residential Development.

Vice Chair Vasquez spoke to the second story or setbacks next to single family residents.

Jeff Cazally and Giorgio Russo, applicants, spoke in support of the project.

No one spoke in support.

no one spoke in opposition.

MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL.

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

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

D. [ID17-952](#) 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.

Item continued to July 19, 2017.

IX. REPORT BY SECRETARY

Secretary Clark announced the resignation of Commissioner Catalano and will be filling the vacant spots. In two weeks, the staff and commission will be recognizing the commissioners who have recently resigned with a certificate for their time served: Catalano, Reed, Holt, and Medina. There will be four items on the next Planning Commission meeting.

X. SCHEDULED ORAL COMMUNICATIONS

No scheduled oral communications.

XI. UNSCHEDULED ORAL COMMUNICATIONS

No unscheduled oral communications.

ADJOURNMENT

Meeting adjourned at 7:03 P.M.