



**City of Fresno**

**Meeting Minutes**

**Planning Commission**

City Hall Council  
Chambers  
2600 Fresno Street

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**Wednesday, February 6, 2019**

**6:00 PM**

**City Hall Council Chambers**  
**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. ROLL CALL**

*STAFF: Kolluri (City Attorney's Office), Badhesha; Clark (DARM), Sanchez, Emerson, Kachadourian, Siegrist, Rizzo, Williams; Benelli (Public Works); Gray (Public Utilities).*

**Present** 5 - Commissioner Brad Hardie, Commissioner Kathy Bray, Commissioner Debra McKenzie, Commissioner Raj K. Sodhi-Layne, and Commissioner Peter Vang

**Absent** 1 - Chairperson Serop Torossian

**II. PLEDGE OF ALLEGIANCE**

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

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

*Vice Chair Garcia outlined the meeting procedures for the benefit of the public.*

**IV. AGENDA APPROVAL**

*Secretary Clark reported no changes to the agenda.*

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

**Aye:** 6 - Commissioner Hardie, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Garcia

**Absent:** 1 - Chairperson Torossian

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

#### **V. CONSENT CALENDAR**

*There were no items on the Consent Calendar.*

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

#### **VI. REPORTS BY COMMISSIONERS**

*There were no reports by Commissioners.*

#### **VII. CONTINUED MATTERS**

*There were no continued matters.*

#### **VIII. NEW MATTERS**

- A. [ID19-1171](#) Consideration of Vesting Tentative Tract Map No. 6100, Conditional Use Permit Application No. P18-01267 (Planned Development), and related Environmental Assessment No. T-6100/P18-01267, located on the west side of North Armstrong Avenue between East Dakota and East Farrin Avenues (Council District 4 - Councilmember Caprioglio) - Development and Resource Management Department.
  - 1. ADOPT the Mitigated Negative Declaration as prepared for Environmental Assessment No. T-6100/P18-01267 dated October 26, 2018;
  - 2. APPROVE Vesting Tentative Tract Map No. 6100 subject to compliance with the Conditions of Approval dated February 6, 2019; and

3. APPROVE Conditional Use Permit Application No. P18-01267 (Planned Development) subject to compliance with the Conditions of Approval prepared for Vesting Tentative Tract Map No. 6100 dated February 6, 2019.

*Phillip Siegrist, Planner III with DARM, presented the project to the Planning Commission.*

*Commissioner Sodhi-Layne inquired about the subdivision to the south of the project site.*

*Siegrist responded to the Commissioner's inquiry.*

*The applicant, Yohanes Makmur of QK Engineering, spoke in support of the project.*

*No member of the public spoke in support of the project.*

*The following member(s) of the public spoke in opposition:*

*James Grove*

*Will Tackett, Supervising Planner with DARM addressed Grove's concerns.*

*MOTION TO ADOPT THE MITIGATED NEGATIVE DECLARATION AS PREPARED FOR ENVIRONMENTAL ASSESSMENT AND TO APPROVE VESTING TENTATIVE TRACT MAP NO. 6100 AND CONDITIONAL USE PERMIT APPLICATION NO. P18-00116 (PLANNED DEVELOPMENT).*

**On motion of Commissioner Sodhi-Layne, seconded by Commissioner Bray, 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 Garcia

**Absent:** 1 - Chairperson Torossian

- B.**     [ID19-1136](#)     Consideration of Plan Amendment/Rezone Application No. P18-00116 and related Environmental Assessment No's.

P18-00116 and P18-02697 filed by Bill Robinson with Sol Development Associates on behalf of the property owners, Wesco, LP and Misaki Trusts for proposed general plan amendment, rezone and development permit for two undeveloped parcels totaling 13.42±-acres including an adjacent 0.39-acre parcel located approximately ¼ mile northwest from the intersection of East Jensen Avenue and South Clovis Avenue. The requested plan amendment and rezone will accommodate a planned mini-storage development that will be considered under separate entitlement review. (Council District 5 - Chavez)

1. RECOMMEND APPROVAL (to the City Council) adoption of a Negative Declaration prepared for Environmental Assessment No's P18-00116/P18-02697 dated January 30, 2019

2. RECOMMEND APPROVAL (to the City Council) Plan Amendment Application No. P18-00116 to amend the Fresno General Plan and the Roosevelt Community Plan planned land use designations of the 0.39-acre parcel from Residential-Medium Low Density (3.5-6 Dwelling Units/Acre) to Employment-Business Park; and the 0.91-acre parcel portion from Employment-Business Park to Residential-Medium Low Density (3.5-6 Dwelling Units/Acre)

3. RECOMMEND APPROVAL (to the City Council) the Rezone Application No. P18-00116 to rezone the 0.39-acre parcel from RS-4 (Single-Family, Medium Low Density) to BP/UGM (Business Park/Urban Growth Management); the 0.91-acre parcel from BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning) to RS-4 (Single-Family, Medium Low Density); and 13.42±-acres from BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning) to BP/UGM (Business Park/Urban Growth Management).

*Ralph Kachadourian, Supervising Planner with DARM, presented the project.*

*Bill Robinson, applicant, spoke in support.*

*Commissioner McKenzie inquired about the District 5 committee.*

*Kachadourian responded.*

*There were no members of the public who spoke in support of the project.*

*There were no members of the public who spoke in opposition of the project.*

*MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE ADOPTION OF THE NEGATIVE DECLARATION PREPARED FOR ENVIRONMENTAL ASSESSMENT OF NO.'S P18-00116/P18-02697, PLAN AMENDMENT APPLICATION NO. P18-00116 AND THE REZONE APPLICATION NO. P18-00116 FROM RS-4 (SINGLE-FAMILY, MEDIUM LOW DENSITY) TO BP/UGM (BUSINESS PARK/URBAN GROWTH MANAGEMENT).*

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

**Aye:** 6 - Commissioner Hardie, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Garcia

**Absent:** 1 - Chairperson Torossian

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

*Secretary Clark reminded the Commissioners about "Commissioners Academy" in March and invited the Commissioners to attend.*

#### **X. SCHEDULED ORAL COMMUNICATIONS**

*There were no scheduled oral communications.*

#### **XI. UNSCHEDULED ORAL COMMUNICATIONS**

*There were no unscheduled oral communications.*

#### **XII. ADJOURNMENT**

*Adjourned at 6:30 p.m.*

**UPCOMING MATTERS (dates subject to change)**