



**City of Fresno**

**Meeting Minutes**

**Planning Commission**

City Hall Council  
Chambers  
2600 Fresno Street

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**Wednesday, February 20, 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, at 6:00 P.M. on the date listed above.

**I. ROLL CALL**

*STAFF: Kolluri, Badhesha (City Attorneys Office); Clark, Emerson, Perez, Kachadourian, Olson, Williams, Moretto (DARM); Benelli (Public Works); and Gray (Public Utilities).*

**Present** 6 - Commissioner Brad Hardie, Chairperson Serop Torossian, 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 Commissioner Vang.*

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

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

**IV. AGENDA APPROVAL**

*Secretary Clark reported that item VIII.B would be continued to March 6, 2019.*

**MOTION TO CONTINUE ITEM VIII.B AND APPROVE THE AGENDA.**

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

**Aye:** 7 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Garcia

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

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

*No items on the Consent Calendar.*

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

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

*No reports were made by the Commissioners.*

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

*No continued items were heard.*

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

- A. [ID19-1198](#) Consideration of Plan Amendment and Rezone Application No. P18-00826, Development Permit Application No. P18-02232, and related Environmental Assessment filed by Giorgio Russo of Ginder Development, on behalf of property owner Russ Nakata, Sequoia-Fresno Joint Venture & Sequoia II, LLC, for a General Plan Amendment and Rezone of an 11.16-acre portion of a 22.81-acre undeveloped parcel to allow construction of a gated luxury apartment complex on a 10.25-acre portion of the 11.16-acres, located northeast from the corner of East Nees Avenue and North First Street. (Council District 6 - Bredefeld)
  - 1. RECOMMEND APPROVAL (to the City Council) of the adoption of a Negative Declaration prepared for Environmental Assessment No's P18-00826/P18-02232 dated January 24,

2019.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P18-00826 to amend the Fresno General Plan and the Woodward Park Community Plan proposing to change the land use designation of the subject 11.16-acres from Commercial-Recreation to Residential Medium High Density (12-16 Dwelling Units/Acre).

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P18-00826 proposing to rezone the 11.16-acres from CRC/UGM/cz (Commercial-Recreation/Urban Growth Management/Conditions of Zoning) to RM-1/UGM (Residential Multi-Family, Medium High Density/Urban Growth Management/Conditions of Zoning) consistent with the land use plan amendment.

4. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. P18-02232 authorizing development of a gated 164-unit multi-family luxury apartment complex in 21 buildings to be established on the 10.25-acre portion of the 11.16 acres subject to the plan amendment and rezone with a residential density of 16-units to the acre and subject to the Conditions of Approval dated February 11, 2019.

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

*Chair Torossian, Commissioner McKenzie, and Commissioner Vang provided comment.*

*George Russo, applicant, presented project.*

*Commissioner Sodhi-Layne and Chair Torossian provided comment.*

*Chair Torossian called Ralph Kachadourian and Andrew Benelli, Assistant Director of Public Works, to provide further comment.*

*The following member of the public spoke in favor of the project:  
Mike Weyqandt*

*No one spoke in opposition to the project.*

*MOTION TO APPROVE STAFFS RECOMMENDATION WITH THE  
CONDITION THAT THE BACKROAD BE FOR EMERGENCY ACCESS  
ONLY.*

**On motion of Commissioner Vang, seconded by Commissioner  
Sodhi-Layne, that the above Action Item be approved as amended.**

**The motion carried by the following vote:**

**Aye:** 7 - Commissioner Hardie, Chairperson Torossian,  
Commissioner Bray, Commissioner McKenzie, Commissioner  
Sodhi-Layne, Commissioner Vang, and Garcia

- B.**     [ID19-1245](#)     CONTINUED FROM FEBRUARY 20, 2019, MEETING  
Consideration of Plan Amendment Application No. P18-00579;  
Rezone Application No. P18-00579; Vesting Tentative Tract map  
No. 6195/BL/UGM; and, related Environmental Assessment No.  
P18-00579 for approximately 17.58 acres of property located on  
the west side of North Thiele Avenue and north of West Spruce  
Avenue (Council District 2) - Development and Resource  
Management Department.

1. RECOMMEND APPROVAL (to the City Council) of the  
adoption of the Mitigated Negative Declaration prepared for  
Environmental Assessment (EA) No. P18-00579 dated February  
19, 2019 for purposes of the proposed project.

2. RECOMMEND APPROVAL (to the City Council) of Plan  
Amendment Application No. P18-00579 proposing to amend the  
Fresno General Plan and the Bullard Community Plan to change  
the planned land use designations for the subject property from  
Open Space, Regional Park (±14.0 acres), Open Space,  
Multi-Use (±1.30 acres), and Public Facility, PG&E Substation (±  
2.28 acres), to Residential, Medium Density (±17.58 acres).

3. RECOMMEND APPROVAL (to the City Council) of Rezone  
Application No. P18-00579 proposing to amend the Official  
Zoning Map of the City of Fresno to rezone the subject property

from the PR/BL/UGM (Parks and Recreation/Bluff Protection/Urban Growth Management) ( $\pm 15.30$  acres) and PI/BL/UGM (Public Institutional/Bluff Protection/Urban Growth Management) ( $\pm 2.28$  acres) to the RS-5/BL/UGM (Residential Single Family, Medium Density/Bluff Protection/Urban Growth Management) ( $\pm 17.58$  acres) zone district in accordance with Plan Amendment Application No. P18-00579.

4. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6195/UGM proposing to subdivide the  $\pm 17.58$  acre subject property for the purpose of creating an 89-lot conventional single-family residential development subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the Planning Commission dated March 6, 2019.

*CONTINUED TO MARCH 6, 2019 MEETING.*

- C. [ID18-1578](#) Consideration of Conditional Use Permit Application Nos. P18-03222 and P18-03223, located on the northwest corner of North Cedar Avenue and East Tulare Street (Council District 7) - Development and Resource Management Department.

Based upon the evaluation contained in this report, staff recommends that the Planning Commission take the following actions:

1. ADOPT Environmental Assessment No. P18-03222 and P18-03223 dated February 20, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.
2. ADOPT findings pursuant to Government Code Section 65863(b)(2) that there is substantial evidence in the record that remaining sites identified in the Housing Element can accommodate the City of Fresno's share of the Regional Housing Needs Assessment (RHNA).
3. APPROVE Conditional Use Permit Application No. P18-03222 requesting authorization to develop a 3,052-square-foot

convenience store and service station with eight fueling positions, subject to compliance with the Conditions of Approval dated February 20, 2019.

4. DENY Conditional Use Permit Application No. P18-03223 requesting authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 20 (Package Store - sale of beer and wine for consumption off the premises where sold) license for the proposed convenience market.

*Jarred Olsen, Planner III, presented the project.*

*Commissioner Bray, Commissioner Sodhi-Layne, and Commissioner Vang provided comment.*

*Terri Dickerhoff, applicant, presented and entered into record a supplemental document.*

*Commissioner Vang, Commissioner McKenzie, and Commissioner Sodhi-Layne provided comment.*

*Sid Winer, owner, presented.*

*No one spoke in support of the project.*

*The following members of the public spoke in opposition:*

*Frank Ciaudelli*

*Valeria Pedroza*

*Michael Allen*

*Nicole Lee*

*Christina Garcia*

*Eva Mendoza*

*Cynthia Rocha*

*Terri Dickerhoff and Sid Winer provided closing comments.*

*Chair Torossian, Commissioner Vang, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, and Commissioner Hardie provided*

*comment.*

*MOTION TO APPROVE STAFFS RECOMMENDATION.*

**On motion of Commissioner Hardie, seconded by Commissioner Sodhi-Layne, that the above Action Item be approved. The motion carried by the following vote:**

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

**No:** 1 - Commissioner Vang

**D. [ID19-1249](#) Workshop on required project Findings**

*Bonique Emerson, Planning Manager, presented a workshop.*

**IX. REPORT BY SECRETARY**

*Secretary Clark informed the commission that a meeting would be held on March 6, 2019 with two items on the agenda.*

**X. SCHEDULED ORAL COMMUNICATIONS**

*No scheduled oral communications.*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*No unscheduled oral communications.*

**XII. ADJOURNMENT**

*Adjournment at 7:06 P.M.*