



**City of Fresno**

**Meeting Minutes**

**Planning Commission**

City Hall Council  
Chambers  
2600 Fresno Street

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**Wednesday, May 1, 2019**

**6:00 PM**

**City Hall Council Chambers**  
**2600 Fresno Street**

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**Regular Meeting**

**I. The Planning Commission met in regular session in the City Council Chambers, City Hall, at 6:03 p.m. on the date listed above.**

**I. ROLL CALL**

*STAFF: Badhesha (City Attorney's Office); Clark, Sanchez, Emerson, Pagoulatos, Kachadourian, Siegrist, Horton, George, Van Onna, Hammerschmidt, Andrade, Zack (DARM); Benelli, Ayala (Public Works).*

**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 Hardie.*

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

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

**IV. AGENDA APPROVAL**

*MOTION TO APPROVE AGENDA.*

**On motion of Vice Chair Garcia, 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

*MOTION TO APPROVE CONSENT CALENDAR.*

**On motion of Commissioner Vang, seconded by Commissioner Bray, 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

## B. Continuance Requests

## C. Other Agenda Changes

**V. CONSENT CALENDAR**

**On motion of Commissioner Vang, seconded by Commissioner Bray, 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

All consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which events the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

## A. Minutes

[ID19-1623](#) Approval of Minutes from Regular Meeting on April 17, 2019

## B. Communications

## C. Entitlements

**VI. REPORTS BY COMMISSIONERS**

*No reports were made by the Commission.*

**VII. CONTINUED MATTERS**

*No continued matters were presented to the Commission.*

**VIII. NEW MATTERS**

- A. [ID19-1609](#) Consideration of Conditional Use Permit Application No. C-15-165, Vesting Tentative Parcel Map No. 2015-09, and related Environmental Assessment No. C-15-165/TPM-2015-09, located on the south side of West Barstow Avenue Alignment between North Grantland Avenue and North Veterans Boulevard (Council District 2 - Councilmember Brandau) - Development and Resource Management Department.

1. ADOPT the Mitigated Negative Declaration as prepared for California Environmental Quality Act (CEQA) Environmental Assessment No. C-15-165/VTM-2015-09 dated November 26, 2018;
2. APPROVE Conditional Use Permit Application No. C-15-165 subject to compliance with the Conditions of Approval dated March 20, 2019; and
3. APPROVE Vesting Tentative Parcel Map No. 2015-09 subject to compliance with the Conditions of Approval dated March 20, 2019.

*Philip Seigrist, Planner III, presented the proposed project.*

*Ken Motcchidler, project applicant, spoke in support of the project and supported staff's recommendation.*

*Commissioners Bray, Vang, and Chair Torossian provided comments.*

*No one from the public spoke in support of the project.*

*The following members from the public spoke in opposition of the project:  
Peter Estrada, Tim Miller, Elisa Bellious, Scott Wilkison, Jon Endara,  
Gonzalo Arias Jr., Roger Day, Mark Brooks, Dirk Harris, Tina  
Mcallister-Boothe.*

*Commissioners Sodhi-Layne and Vang asked clarifying questions.*

*Seigrist and Motcchneider addressed concerns from the public and the Commission.*

**MOTION TO APPROVE STAFF RECOMMENDATION.**

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

**Aye:** 3 - Commissioner Hardie, Commissioner McKenzie, and Commissioner Sodhi-Layne

**No:** 4 - Chairperson Torossian, Commissioner Bray, Commissioner Vang, and Garcia

- B.**     [ID19-1610](#)   HEARING to consider initiation of the Specific Plan of the West Area, pertaining to approximately 7,077 acres in the West Development Area of the Fresno General Plan, filed by the City of Fresno Development and Resource Management Department Director

1. RECOMMEND ADOPTION (to the City Council) of a Resolution initiating the Specific Plan of the West Area Draft Land Use Map and Guiding Principles and the corresponding amendment of the General Plan, and repeal or amendment of the West Area Community Plan and Highway City Neighborhood Specific Plan pertaining to approximately 7,077 acres located in the West Development Area to allow for future adoption of the Specific Plan of the West Area.

*Commissioner Hardie chose to recuse himself from this item.*

*Rodney Horton, Planner III, presented the proposed project.*

*Commissioners Bray and McKenzie commented on the proposed project.*

*The following members from the public spoke in support of the project:  
Kathy Caples, Eric Payne, Jeff Roberts, John Smart, Tina Mcallister-Boothe,*

*Taf Wilson.*

*The following members from the public spoke in opposition of the project:  
Letha Oergel, Ginger Rainey, Jon Endara, Dirk Harris.*

**MOTION TO APPROVE STAFF RECOMMENDATION.**

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

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

**Recused:** 1 - Commissioner Hardie

**IX. REPORT BY SECRETARY**

*Secretary Clark informed the Commission of a bare agenda for the next  
Planning Commission meeting on May 15, 2019 and would notify the  
Commission if the meeting gets cancelled.*

**X. SCHEDULED ORAL COMMUNICATIONS**

*No scheduled oral communications.*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*No unscheduled oral communications.*

**XII. ADJOURNMENT AT 8:31 P.M.**