

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Final

Wednesday, July 17, 2019

6:00 PM

Regular Meeting

**City Hall Council Chambers
2600 Fresno Street**

Planning Commission

Chairperson Serop Torossian

Vice Chair Kathy Bray

Commissioner Vacant

Commissioner Raj K. Sodhi-Layne

Commissioner Debra McKenzie

Commissioner Peter Vang

Commissioner Brad Hardie

The Planning Commission met in regular session in the City Council Chambers, City Hall, at 6:02 p.m. on the date listed above.

I. ROLL CALL

STAFF: Badhesha, Kolluri (City Attorney's Office); Clark, Sanchez, Emerson, Lerwill, Tackett, Lang, Valenzuela, George, Young (Planning and Development); Benelli (Public Works); Gray (Public Utilities).

Present 5 - Commissioner Brad Hardie, Chairperson Serop Torossian, Commissioner Kathy Bray, Commissioner Raj K. Sodhi-Layne, and Commissioner Peter Vang

Absent 1 - Commissioner Debra McKenzie

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Commissioner Vang.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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

IV. AGENDA APPROVAL

Mike Sanchez, Assistant Director of Planning and Development, advised the commission that Item VIII.B. will be continued to the next Planning Commission meeting on August 7, 2019.

MOTION TO REMOVE ITEM VIII.B. AND APPROVE THE AGENDA.

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

Aye: 5 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner Sodhi-Layne, and Commissioner Vang

Excused: 1 - Garcia

Absent: 1 - Commissioner McKenzie

A. Consent Calendar Requests

B. Continuance Requests

C. Other Agenda Changes

V. CONSENT CALENDAR*MOTION TO APPROVE CONSENT CALENDAR.*

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

Aye: 5 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner Sodhi-Layne, and Commissioner Vang

Excused: 1 - Garcia

Absent: 1 - Commissioner McKenzie

A. Minutes

1. [ID19-11013](#) *Approval of Minutes from Regular Meeting on June 19, 2019.*

B. Communications

C. Entitlements

1. [ID19-1688](#) Consideration of Development Permit Application No. P19-00141, located on the south side of East Fir Avenue between North Whitney and North Dearing Avenues (Council District 6) - Development and Resource Management Department.
 1. **RECOMMEND APPROVAL (to the City Council)** of the adoption of Environmental Assessment No. P19-00141 dated July 17, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.
 2. **RECOMMEND APPROVAL (to the City Council)** of Development Permit Application No. P19-00141, a proposal to construct four (4) shell buildings totaling 36,325 square feet on a ±3.11-acre vacant site zoned O (Office), subject to compliance with the Conditions of Approval dated July 17, 2019.

VI. REPORTS BY COMMISSIONERS

No reports were made by the Commission.

VII. CONTINUED MATTERS**VIII. NEW MATTERS**

A. ID19-1982 Consideration of Plan Amendment Application No. P19-01470; Rezone Application No. P19-01470; Planned Development Application No. P19-01259; Vesting Tentative Tract map No. 6249 (P19-01469); and related Environmental Assessment No. P19-01469 for approximately 24.03 acres of property located on the south side of East Copper Avenue, between North Chestnut and North Willow Avenues. (Council District 6) - Planning and Development Department.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. P19-01470 dated July 5, 2019 for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P19-01470 proposing to amend the Fresno General Plan and the Woodward Park Community Plan to change the planned land use designations for the subject property from Residential, Medium Density (±15.82 acres) and Employment, Business Park (± 8.21 acres) to Residential, Medium High Density (±18.85 acres) and Corridor/Center Mixed-Use (±5.18).
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P19-01470 proposing to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-5 (*Residential Single Family, Medium Density*) (±15.82) and BP (*Business Park*) (±8.21 acres) zone districts to the RM-1 (*Residential Multiple Family, Medium High Density*) (±18.85 acres) and CMX (*Corridor/Center Mixed-Use*) (±5.18 acres) zone districts in accordance with Plan Amendment Application No. P19-01470.
4. RECOMMEND APPROVAL (to the City Council) of Planned Development Permit Application No. P19-01259 proposing to modify the RM-1 (*Residential Multiple Family, Medium High Density*) zone district development standards to allow for reduced setbacks, reduced lot sizes and increased lot coverage for the proposed attached single family residences.
5. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6249 (P19-01469) proposing to subdivide ±18.85 acre portion of the property for the purpose of creating an 239-lot

single-family attached and detached residential development subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the Planning Commission dated July 17, 2019.

Jose Valenzuela, Planner III, presented the project.

Arakel Arisian, applicant, spoke on behalf of the project.

No one spoke in support or opposition of the project.

Chair Torossian brought the item back to the dais for discussion.

MOTION TO APPROVE STAFF RECOMMENDATION.

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

Aye: 5 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner Sodhi-Layne, and Commissioner Vang

Excused: 1 - Garcia

Absent: 1 - Commissioner McKenzie

- B.** [ID19-1972](#) Consideration of Plan Amendment and Rezone Application No. P18-03582, Conditional Use Permit Application No. P18-03583 and Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2018111043 as part of a City-initiated Plan Amendment and Rezone pursuant to Fresno Municipal Code (FMC) Section 15-5803. (Council District 3)

- 1. RECOMMEND CERTIFICATION** (to the City Council) of Final EIR SCH No. 2018111043 for the Relocation of the Darling Rendering Plant; and,
 - a. ADOPT Findings of Fact as required by Public Resources Code Section 21082(a) and CEQA Guidelines, Section 15091; and,
 - b. APPROVE a Mitigation Monitoring and Reporting Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15092; and,

- c. ADOPT the Statement of Overriding Considerations as required by Public Resources Code, Section 21081(b) and CEQA Guidelines, Section 15093.

2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P18-03582 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. P18-03582 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 the IH (*Heavy Industrial*) zone district
4. **RECOMMEND APPROVAL** (to the City Council) of Conditional Use Permit Application No. P18-03583 proposing the construction of a new rendering facility on a vacant 40 acre portion of land located approximately 1200 feet south and 1800 feet west of the intersection of South Cornelia and West Jensen Avenues, subject to the Conditions of Approval dated August 7, 2019
5. **RECOMMEND APPROVAL** (to the City Council) of the Disposition Agreement and Development Agreement between the City of Fresno and Darling Ingredients Inc., pertaining to relocation and the transfer and development of real property to the southwest of the intersection of Jensen and Cornelia Avenues

IX. REPORT BY SECRETARY

Secretary Clark informed the Commission of two scoping meetings that occurred during the week for Environmental Impact Reports (EIRs), which includes the South Industrial Priority Area and the Cannabis Ordinance.

X. SCHEDULED ORAL COMMUNICATIONS

No scheduled oral communications.

XI. UNSCHEDULED ORAL COMMUNICATIONS

No unscheduled oral communications.

XII. ADJOURNMENT AT 6:17 P.M.