



# City of Fresno

## Meeting Minutes

### Planning Commission

City Hall Council  
Chambers  
2600 Fresno Street

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Wednesday, September 4, 2019

6:00 PM

City Hall Council Chambers  
2600 Fresno Street

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#### Regular Meeting

The Planning Commission welcomes you to the City Council Chambers, located in City Hall, 2nd Floor, 2600 Fresno Street, Fresno, California 93721.

The City of Fresno's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. The meeting room is physically accessible. If, as an attendee or participant at the meeting, you need additional accommodations such as interpreters, signers, assistive listening devices, or the services of a translator, please contact the Office of the City Clerk at (559) 621-7650 or [clerk@fresno.gov](mailto:clerk@fresno.gov). To ensure availability, you are advised to make your request at least 48 hours prior to the meeting. The agenda and related staff reports are available at [www.fresno.gov](http://www.fresno.gov), as well as in the Office of the City Clerk.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets.

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: Badhesha (City Attorney's Office); Clark, Sanchez, Emerson, Tackett, Valenzuela, Olsen, 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**

*MOTION TO APPROVE THE AGENDA.*

**On motion of Commissioner Bray, 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

**Absent:** 1 - Commissioner McKenzie

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

**V. CONSENT CALENDAR**

*Secretary Sanchez requested that Item VII-A be placed on the consent calendar and referred back to staff for further review.*

*MOTION TO MOVE ITEM VII-A AND REFER TO STAFF AND 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:** 5 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner Sodhi-Layne, and Commissioner Vang

**Absent:** 1 - Commissioner McKenzie

- A. Minutes

1. [ID19-11219](#) Approval of Minutes from Regular Meeting on July 17, 2019.

2. [ID19-11220](#) Approval of Minutes from Regular Meeting on August 7, 2019.

B. Communications

C. Entitlements

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

*No reports were made by the Commission.*

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

- A. [ID19-11223](#) (CONTINUE TO SEPTEMBER 18, 2019) Consider the appeal of Development Permit Application No. P19-00359 and Variance Application No. P19-02282, located on the west side of North Howard Street between Herndon and Alluvial Avenues. (Council District 6) - Planning and Development Department.

1. ADOPT Environmental Assessment No. P19-00359 / P19-02282 dated August 7, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 3 Categorical Exemption; and,

2. DENY the applicant's appeal and UPHOLD the action of the Planning and Development Department Director to:

- a. Approve Development Permit Application No. P19-00359, which proposed to develop a 14-foot high by 48-foot wide digital LED, double-sided billboard; and,
- b. Deny Variance Application No. P19-02282, requesting to vary height standards to allow for an 86-foot tall, 14-foot high by 48-foot wide double-sided digital LED billboard.

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

- A. [ID19-11208](#) Consideration of Prezone Application No. P18-03343; Annexation Application No. P18-03263; Planned Development Application No. P18-03739; Vesting Tentative Tract map No. 6224 (P18-03724); and related Environmental Assessment No. P18-03724 for approximately 69.15 acres of property located on the east side of North Temperance Avenue, between East

Shields and East Clinton Avenues. (Council District 4) - 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. P18-03724 dated August 16, 2019 for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) of Prezone Application No. P18-03443 proposing to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the Fresno County AE-20 (Exclusive Agriculture)(±69.15 acres) to the RS-3/ANX/EA/UGM (Residential Single Family, Low Density/Annexed Rural Residential Transitional/Expressway Area/Urban Growth Management)(±11.85 acres), RS-4/EA/UGM (Residential Single Family, Medium Low Density/Expressway Area/Urban Growth Management)(±23 acres) and RS-5/EA/UGM (Residential Single Family, Medium Density/Expressway Area/Urban Growth Management)(±34.3 acres) zone districts in accordance with the Fresno General Planned Land Use Map.
3. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. P18-03263 to initiate annexation proceedings for the Shields-Temperance No. 2 Reorganization proposing incorporation of the subject property within the City of Fresno; and, detachment from the Kings River Conservation District and Fresno County Fire Protection District.
4. RECOMMEND APPROVAL (to the City Council) of Planned Development Permit Application No. P18-03739 proposing to modify the RS-4/EA/UGM (Residential Single Family, Medium Low Density/Expressway Area/Urban Growth Management) and RS-5/EA/UGM (Residential Single Family, Medium Density/Expressway Area/Urban Growth Management) zone district development standards to allow for reduced front and rear yard setbacks, reduced lot sizes and increased lot coverage for the proposed single family residences; as well as a Density Transfer in accordance with Section 15-310-C of the Fresno

Municipal Code.

5. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6224 (P18-03724) proposing to subdivide a ±57.3 acre portion of the subject property for the purpose of creating a 349-lot 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 September 4, 2019.

*Jose Valenzuela, Planner III, presented the project.*

*Will Tackett, Supervising Planner, explained the annexation process.*

*The project applicant spoke in support of the project.*

*Twelve members from the public spoke in opposition of the project.*

*The item was brought back to the dais for discussion.*

**MOTION TO APPROVE STAFF 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:** 3 - Commissioner Hardie, Commissioner Bray, and Commissioner Sodhi-Layne

**No:** 2 - Chairperson Torossian, and Commissioner Vang

**Absent:** 1 - Commissioner McKenzie

**IX. REPORT BY SECRETARY**

*No reports by the Secretary.*

**X. SCHEDULED ORAL COMMUNICATIONS**

*No scheduled communications.*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*No unscheduled communications.*

**XII. ADJOURNMENT**

*ADJOURNMENT AT 7:38 P.M.*