



# City of Fresno

## Meeting Minutes

### Planning Commission

City Hall Council  
Chambers  
2600 Fresno Street

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Wednesday, December 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

*Badhesha (City Attorney's Office); Clark, Sanchez, Tackett, Kachadourian, George (Planning and Development); Benelli (Public Works); Gray (Public Utilities)*

**Present** 6 - Commissioner Brad Hardie, Chairperson Serop Torossian, Commissioner Kathy Bray, Commissioner Debra McKenzie, Commissioner Peter Vang, and Commissioner Monica Diaz

**Absent** 1 - Commissioner Raj K. Sodhi-Layne

#### II. PLEDGE OF ALLEGIANCE

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

**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, informed the Commission there were no changes to the agenda.*

*MOTION TO 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:** 6 - Commissioner Hardie, Chairperson Torossian, Commissioner Bray, Commissioner McKenzie, Commissioner Vang, and Commissioner Diaz

**Absent:** 1 - Commissioner Sodhi-Layne

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

**V. CONSENT CALENDAR**

*There were no items on the Consent Calendar, thus the Commission did not take action.*

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

**VI. REPORTS BY COMMISSIONERS**

*There were no reports made by the Commission.*

**VII. CONTINUED MATTERS**

*There were no continued matters presented to the Commission.*

**VIII. NEW MATTERS**

- A. [ID19-11604](#) Consideration of Conditional Use Permit Application No. P19-02593 request to establish a bar & nightclub with a Type 48 alcohol sales license (On Sale General - Public Premises (Bar, Night Club) for the sale of beer, wine and distilled spirits for consumption on the premises where sold) for the proposed Chido Bar, located at 3315 North Cedar Avenue in the Palm Plaza Center.  
(Council District 4).

1. ADOPT Environmental Assessment for P19-02593 dated November 20, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 1 Categorical Exemption.

2. DENY the applicant's appeal and UPHOLD the action of the Planning and Development Department Director to deny Conditional Use Permit Application No. P19-02593 request to establish a bar/nightclub with a Type 48 alcohol sales license.

*Ralph Kachadourian, Supervising Planner, presented the appeal to the Commission.*

*Commissioners Vang and Diaz asked staff question regarding proximity to schools; Commissioner McKenzie asked staff about other uses permitted at the subject property; Chair Torossian asked staff about ownership of the business.*

*Sheryl Brady, representative of the project, spoke on behalf of the project in support of the appeal.*

*Robert Laurel, co-owner, spoke on behalf of the project in support of the appeal.*

*Commissioners Vang, Diaz, McKenzie, Bray, and Hardie asked Laurel questions regarding safety, crime, and hours of operation; Laurel clarified.*

*Marie Laurel, co-owner, spoke on behalf of the project in support of the appeal.*

*Chair Torossian opened the item up for public discussion. No members from the public spoke in support or opposition of the appeal.*

*Chair Torossian closed public discussion and brought the item back to the dais for discussion. Commissioners Vang and McKenzie provided additional comment.*

**MOTION TO APPROVE STAFF'S 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 Vang, and Commissioner Diaz

**No:** 1 - Commissioner McKenzie

**Absent:** 1 - Commissioner Sodhi-Layne

- B.**     [ID19-11610](#) Consideration of Vesting Tentative Tract Map Application No. P19-03611 (T-6266) and Planned Development Permit Application No. P19-03635 and related Environmental Assessment No. P19-03635 for the proposed development of 38 townhome units on ±2.71 net acres of vacant land located on the south side of West Sierra Avenue between North Santa Fe and North Blythe Avenues (APN: 507-320-01)

1. ADOPT Environmental Assessment No. P18-03635 dated December 1, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.

2. APPROVE Vesting Tentative Tract Map Application No. P19-03611 (T-6266) requesting authorization to subdivide the ±2.71 net acres of vacant property into 38 single family residential lots

and one Outlot, which is proposed to be dedicated for private street and common open space purposes.

3. APPROVE Planned Development Permit Application No. P19-03635 requesting authorization to construct a 38-unit townhome private street planned development in the RM-1/UGM (Multi-Family Residential, Medium High Density/Urban Growth Management) zone district with modified development standards.

*Kelsey George, Planner, presented the project to the Commission.*

*Dale Mell, project applicant, spoke on behalf of the project.*

*Chair Torossian opened the item up for public discussion. No members from the public spoke in support or opposition of the project.*

**MOTION TO APPROVE STAFF'S RECOMMENDATION.**

**On motion of Commissioner Vang, seconded by Commissioner Diaz, 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 Vang, and Commissioner Diaz

**Absent:** 1 - Commissioner Sodhi-Layne

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

*Secretary Clark informed the Commission of a full agenda at the next Planning Commission meeting scheduled for December 18, 2019.*

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

*No scheduled oral communications.*

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

*No unscheduled oral communications.*

#### **XII. ADJOURNMENT**

**ADJOURNMENT AT 7:09 P.M.**

