



City of Fresno

City Hall Council
Chambers
2600 Fresno Street

Meeting Minutes Planning Commission

Chairperson - Kathy Bray
Vice Chair Raj K. Sodhi-Layne
Commissioner - David Criner
Commissioner Debra McKenzie
Commissioner Peter Vang
Commissioner Brad Hardie
Commissioner Monica Diaz

Wednesday, August 5, 2020

6:00 PM

City Hall Council Chambers
2600 Fresno Street

Regular Meeting

The Planning Commission met in a modified session, via Zoom Webinar meeting, on the date listed above and the time listed above.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

IV. AGENDA APPROVAL

On motion of Commissioner Diaz, seconded by Commissioner Criner ,
that the above be approved. The motion carried by the following
vote:

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

V. CONSENT CALENDAR

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

- A. Minutes

1. Approval of Minutes from Regular Meeting on July 22, 2020.

B. Communications

C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A.** CONTINUE TO AUGUST 19, 2020
Consideration of Text Amendment Application No. P20-02212 and related Environmental Finding for Environmental Assessment No. P20-02212, sections 15-2706, 15-6801 and 15-6802 of the Fresno Municipal Code, relating to the use regulations for alcohol sales
- B.** CONTINUE TO SEPTEMBER 2, 2020
Consideration of Text Amendment Application No. P20-02213 and related Environmental Finding for Environmental Assessment No. P20-02213, to add section 15-1614 to Chapter 15 of the Fresno Municipal Code creating the Focused Infill (FI) Overlay District in the City of Fresno.
- C.** Consideration of Annexation Application No. P19-06059; Plan Amendment Application No. P19-06060; Pre-zone Application No. P19-06060; Development Permit Application No. P19-06061; and, related Environmental Assessment No. P19-06059/P19-06060/P19-06061 for ±8.48 acres of property located on the southwest corner of East Tulare Street and South Peach Avenue (Council District 5 or 7).
1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P19-06059/P19-06060/P19-06061 dated June 5, 2020 for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. RECOMMEND APPROVAL (to the City Council) of

Annexation Application No. P19-06059 to initiate annexation proceedings for the Tulare-Peach No. 3 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.

3. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P19-06060 proposing to amend the Fresno General Plan and the Roosevelt Community Plan to change the planned land use designation for a ± 4.38 acre portion of the subject property from Medium Density Residential to Urban Neighborhood Residential.

4. RECOMMEND APPROVAL (to the City Council) of Pre-zone Application No. P19-06060 proposing to pre-zone: ± 4.38 acres of the subject property from the Fresno County RA NB (Single Family Residential Agriculture/Neighborhood Beautification) zone district to the City of Fresno RM-2 (Residential Multi-Family, Urban Neighborhood) zone district; ± 2.19 acres from the Fresno County RA NB (Single Family Residential/Neighborhood Beautification) zone district to the City of Fresno RS-5 (Residential Single-Family, Medium Density) zone district; ± 0.52 acres from the Fresno County AL20 (Limited Agriculture) zone district to the City of Fresno RS-5 (Residential Single-Family, Medium Density) zone district; ± 0.26 acres from the Fresno County C1 (Neighborhood Shopping Center) zone district to the City of Fresno CC (Commercial - Community) zone district; and, ± 0.18 acres from the Fresno County R2 NB (Low Density Multiple Family Residential) zone district to the City of Fresno RS-5 (Residential Single-Family, Medium Density) zone district.

5. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. P19-06061, requesting authorization to construct a 129-unit multi-family development in the RM-2 (Residential Multi-Family, Urban Neighborhood) zone district, subject to compliance with the Conditions of Approval dated August 5, 2020, and contingent upon City Council approval of Annexation Application No. P19-06059, Plan

Amendment Application No. P19-06060, Pre-zone Application No. P19-06060 and the related environmental assessment.

On motion of Commissioner Diaz that the above Action Item be approved. The motion carried by the following vote:

- D.** Consideration of Conditional Use Permit Application No. P20-00808, a request to upgrade an existing Type 20 alcohol license (Package Store - sale of beer and wine for consumption off the premises where sold) to a Type 21 alcohol license (Package Store - sale of beer, wine, and distilled spirits for consumption off the premises where sold) for the existing Tower Beer & Wine mini mart located at 441 West Olive Avenue at the southeast corner of West Olive and North Fruit Avenues (Council District 3) - Planning & Development Department.

Based upon the evaluation contained in this report and appeal received from the applicant, staff recommends that the Planning Commission take the following action:

1. CONSIDER Environmental Assessment No. P20-00808, dated August 5, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 1 (Existing Facilities) Categorical Exemption; and,
2. DENY the applicant's appeal and UPHOLD the action of the Planning and Development Department Director to deny Conditional Use Permit Application No. P20-00808 requesting to upgrade the Tower Beer & Wine Type 20 Off-Sale Beer & Wine alcohol sales license to a Type 21 Off-Sale General License to include distilled spirits.

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

IX. REPORT BY SECRETARY

X. SCHEDULED ORAL COMMUNICATIONS

XI. UNSCHEDULED ORAL COMMUNICATIONS

XII. ADJOURNMENT