



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, November 4, 2020

6:00 PM

**City Hall Council Chambers
2600 Fresno Street**

Regular Meeting

The Planning Commission met in regular session via Zoom Meeting at 6 p.m. on the date listed above.

I. ROLL CALL

STAFF: Badhesha (City Attorney's Office); Zack, Tackett, Valenzuela, George, Vang, Martinez, Lang, Siegrist, and Trejo (Planning and Development); Benelli, Gormley, and Dhaliwal (Public Works); and Gray (Pubic Utilities)

Present 6 - Commissioner Brad Hardie, Commissioner Kathy Bray, Commissioner Debra McKenzie, Commissioner Raj K. Sodhi-Layne, Commissioner Peter Vang, and Commissioner Monica Diaz

Absent 1 - Commissioner David Criner

II. PLEDGE OF ALLEGIANCE

Recital of the pledge was led by Commission Chair Bray.

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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

IV. AGENDA APPROVAL

MOTION TO APPROVE THE AGENDA.

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

Aye: 6 - Commissioner Hardie, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

Absent: 1 - Commissioner Criner

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

V. CONSENT CALENDAR

MOTION TO APPROVE THE CONSENT CALENDAR AS PRESENTED.

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

Aye: 6 - Commissioner Hardie, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

Absent: 1 - Commissioner Criner

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

- A. [ID](#)
[20-001487](#) Consideration of Annexation Application No. P20-00737, Pre-zone Application No. P20-00736, Tentative Tract Map No. 6310/UGM, and related Environmental Assessment No. T-6310/P20-00736/P20-00737, for property located on the north side of West Dakota Avenue between North Hayes and North Polk Avenues Avenues (Council District 1).

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration as prepared

for Environmental Assessment No. T-6310 dated September 11, 2020 for the proposed project pursuant to the California Environmental Quality Act (CEQA).

2. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. P20-00737 proposing to initiate proceedings for the Dakota-Polk No. 4 Reorganization to annex the ±10 acre property to the City of Fresno; and detachment from the North Central Fire Protection District and the Kings River Conservation District.

3. RECOMMEND APPROVAL (to the City Council) of Pre-zone Application No. P20-00736 proposing to pre-zone the subject property from the Fresno County RR (Rural Residential) to the City of Fresno RS-5/UGM (Residential Single Family, Medium Density/Urban Growth Management) zone district in accordance with the Fresno General Plan.

4. RECOMMEND APPROVAL (to the City Council) Tentative Tract Map No. 6310/UGM, proposing to subdivide approximately 7.37 acres of the subject property into a 38-lot single-family residential development subject to compliance with the Conditions of Approval dated November 4, 2020, and the related environmental assessment.

VI. REPORTS BY COMMISSIONERS

Chair Bray asked the Commissioners to check the city roster.

VII. CONTINUED MATTERS

- A. [ID](#)
[20-001488](#) Consideration of Vesting Tentative Tract Map No. T-6295, Planned Development Application No. P20-02759, and related Environmental Assessment No. T-6295/P20-02759 for property located on the northeast corner of East Butler Avenue and South Armstrong Avenue. (Council District 5)

1. ADOPT the Mitigated Negative Declaration as prepared for Environmental Assessment No. T-6295/P20-02759, dated September 30, 2020 for the proposed project pursuant to the California Environmental Quality Act (CEQA).

2. APPROVE Vesting Tentative Tract Map No. T-6295 subject to compliance with the Conditions of Approval dated November 4, 2020.

3. APPROVE Planned Development Application No. P20-02759 proposing to modify the RS-4 (Residential Single-Family, Medium Low Density) zone district development standards to allow for reduced garage setbacks for the proposed detached single-family residences.

Kelsey George, Planner II, presented the project.

Harmanjit Dhaliwal, Public Works Department, presented the project.

Commissioner Vang and Chair Bray asked questions in regards to school crosswalks, street lights, and funding street lights. Staff answered the questions.

Matt Backowski, project applicant's attorney, spoke on behalf of the project.

No one from the public spoke in support or opposition to the project.

MOTION TO APPROVE STAFF RECOMMENDATION.

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

Aye: 6 - Commissioner Hardie, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

Absent: 1 - Commissioner Criner

- B.** [ID](#) Consideration of Conditional Use Permit Application No.
 [20-001489](#) P20-02558, a request for authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 21 alcohol license (Off-Sale General [Package Store] - sale of beer, wine, and distilled spirits for consumption off the licensed premises) for a vacant parcel located at 10032 North Maple Avenue #101+ at

the northeast corner of North Maple and East Behymer Avenues (Council District 6).

1. CONSIDER Environmental Assessment No. P20-02558, dated October 26, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 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. P20-02558 requesting authorization to establish an ABC Type 21 alcohol license (Off-Sale General [Package Store] - sale of beer, wine, and distilled spirits for consumption off the licensed premises).

Marisela Martinez, Planner I, presented the project.

Bonique Emerson, project applicant, spoke on behalf of the project.

Commissioner Vang asked a question about bringing in an existing alcohol license within the city limits. The applicant answered the question.

Gaurar Sethi, project developer, spoke on behalf of the project.

No one from the public spoke in opposition of the project.

Chair Bray brought the item back to the dais for consideration.

Commissioner Vang amended staff's recommendation and provided the required findings to approve the applicant's appeal.

MOTION TO DENY STAFF RECOMMENDATION AND UPHOLD APPLICANT'S APPEAL.

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

Aye: 4 - Commissioner Hardie, Commissioner Bray, Commissioner Sodhi-Layne, and Commissioner Vang

No: 2 - Commissioner McKenzie, and Commissioner Diaz

Absent: 1 - Commissioner Criner

VIII. NEW MATTERS

- A. [ID](#) [20-001491](#) Consideration of Variance Application No. P20-02831, a request to vary height standards to allow for the development of an 80-foot tall, 14-foot high by 48-foot wide double-sided digital LED billboard at 7221 North Howard Avenue, located on the west side of North Howard Street, between Herndon and Alluvial Avenues. (Council District 6) - Planning & Development Department.

1. CONSIDER Environmental Assessment No. P20-02831, dated November 4, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 3 Categorical Exemption; and,

2. CONSIDER Variance Application No. P20-02831 requesting to vary height standards to allow for an 80-foot tall, 14-foot high by 48-foot wide double-sided digital LED billboard.

Jose Valenzuela, Planner III, presented the project.

Commissioners Hardie and Vang asked questions about the project; staff answered.

Armen Devijian, project applicant, presented the project.

No one from the public spoke in opposition or in support of the project.

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: 6 - Commissioner Hardie, Commissioner Bray, Commissioner McKenzie, Commissioner Sodhi-Layne, Commissioner Vang, and Commissioner Diaz

Absent: 1 - Commissioner Criner

- B. [ID](#) [20-001490](#) Consideration of Conditional Use Permit Application No. P20-02556, a request to establish a Type 20 alcohol license (Package Store - sale of beer and wine for consumption off the premises where sold) for a proposed 7 Eleven automobile service station and convenience store located at 1137 North Chestnut Avenue at the southwest corner of North Chestnut and East Olive Avenues (Council District 7) - Planning & Development Department.

1. CONSIDER Environmental Assessment No. P20-01633/P20-02556, dated November 4, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 (Infill Development Projects) 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. P20-02556 requesting to establish a Type 20 Off-Sale Beer & Wine alcohol sales license for a proposed 7 Eleven convenience store and service station.

Commissioner Hardie recused himself from hearing the item.

Phillip Siegrist, Planner III, presented the project.

Commissioner Sodhi-Layne asked questions regarding the liquor license. Staff answered the questions.

The project applicant spoke on behalf of the project.

Three members of the public spoke in support of the project. No one from the public spoke in opposition of the project.

Chair Bray brought the item back to the dais for consideration.

MOTION TO APPROVE STAFF RECOMMENDATION.

On motion of Commissioner Vang, seconded by Commissioner

McKenzie, that the above Action Item be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Bray, Commissioner McKenzie, Commissioner Vang, and Commissioner Diaz

No: 1 - Commissioner Sodhi-Layne

Absent: 1 - Commissioner Criner

Recused: 1 - Commissioner Hardie

IX. REPORT BY SECRETARY

There were no reports made by the Secretary.

X. SCHEDULED ORAL COMMUNICATIONS

No scheduled oral communications.

XI. UNSCHEDULED ORAL COMMUNICATIONS

No unscheduled oral communications.

XII. ADJOURNMENT

AJOURNEMENT AT 7:49 PM.