



# PLANNING COMMISSION AGENDA

HAL KISSLER, Chair

Commission Members  
JAIME HOLT, Vice Chair  
PAUL E. CAPRIOGLIO  
RAMA DAWAR  
CAM MALOY  
SEROP TOROSSIAN  
ROJELIO VASQUEZ

Planning and Development  
Interim Director/Secretary  
KEITH BERGTHOLD

Senior Deputy City Attorney  
JOHN W. FOX

*The Planning Commission welcomes you to this meeting.*

**July 29, 2009**

**Wednesday**

**6:00 p.m. to 10:00 p.m.**

**City Hall, Second Floor, COUNCIL CHAMBER, 2600 Fresno Street**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development Department staff at 559-621-8277.

El cuarto de la reunión es accesible a los físicamente incapacitados y los servicios de un traductor pueden ser hechos disponible. Peticiones para servicios adicionales para los incapacitado, los firmantes, aparatos de escuchar o los traductores deben ser hechos una semana antes de la reunión. Por favor llame a el Departamento de la Planificación y el Desarrollo en 559-621-8277.

Chav sablaj muaj rau cov tibneeg xiam ooqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam ooqhab, cov hlua ntsaws pobntseg mloog haislus, los yog tibneeg txhaislus, nej yuav tau hais tuaj ib asthiv los yog ib limpiam ua ntej lub rooi sablaj. Nej hu tau rau peb cov tubtxib ntawm tus xovtooj: 559-621-8277.

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 or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those attending the meeting.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**

**III. PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to three minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating time has expired. All public testimony must be presented to the Commission at the podium. Any testimony that references race, religion, economic status, national origin, shall be deemed out of order, irrelevant and will not be considered by the Commission in making its land use determinations.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

**IV. AGENDA APPROVAL**

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

**V. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

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

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

- A. Consideration regarding the approval of Site Plan Review Application No. S-09-042 and environmental findings, filed by Craig Smith of AMCAL Multi-Housing, Inc., pertaining to approximately 1.4 acres of property located on the north side of San Benito Avenue between B and C Streets.
1. Environmental Assessment No. R-09-005/S-09-042, reaffirm that a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) be adopted.
  2. Site Plan Review Application No. S-09-042, is proposed as the “*Summer Hill Place Apartments*” and is being developed as part of an overall project of 50 affordable apartment rental homes in the immediate vicinity. The applicant requests authorization to construct 26 of the 50 low-income multiple family residential dwelling units and proposes to modify some property development standards including a slight increase in allowable density and a reduction to required setback and on-site landscaping requirements.
    - Edison Community Plan
    - Council District 3 (Councilmember Sterling)
    - Staff Recommendation: Recommend approval
    - Staff Member: Bonique Salinas
    - May be considered by the City Council
- B. Consideration regarding the approval of Site Plan Review Application No. S-09-043 and environmental findings, filed by Craig Smith of AMCAL Multi-Housing, Inc., pertaining to approximately 1.52 acres of property located at the intersection of South Elm, East California and South Geneva Avenues.
1. Environmental Assessment No. R-09-006/S-09-043, reaffirm that a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) be adopted.
  2. Site Plan Review Application No. S-09-043, is proposed to as the “*Summer Hill Place Apartments*” and is being developed as part of an overall project of 50 affordable apartment rental homes in the immediate vicinity. The applicant requests authorization to construct 24 of the 50 low-income multiple family residential dwelling units and modification to the property development standards as requested by Site Plan Review Application No. S-09-043.
    - Edison Community Plan
    - Council District 3 (Councilmember Sterling)
    - Staff Recommendation: Recommend approval
    - Staff Member: McKencie Contreras
    - May be considered by the City Council

**VIII. NEW MATTERS- Continued**

C. Consideration of an appeal of the Planning and Development Department Interim Director's conditional approval of Conditional Use Permit Application No. C-09-067, and environmental findings, filed by the Fresno Historic Chinatown, LLC, on behalf of the Redevelopment Agency, pertaining to approximately ±0.60-acres of property located on the northeasterly corner of "F" and Mono Streets at 718 F Street. The project site is designated by the 2025 Fresno General Plan and the Central Area Specific Plan for commercial/mixed use level 2 planned land uses and is within the C-M (*Commercial and Light Manufacturing*) zone district.

1. Environmental Assessment No. C-09-067 determination of a Categorical Exemption under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines.
2. Conditional Use Permit Application No. C-09-067 is a request for authorization to construct the proposed five-story, vertical mixed use building with basement level parking (Chinatown Lofts) consisting of 3,700 square feet of commercial retail space with additional interior parking on the first floor, and multiple-family residences (68 dwelling units, total on the second through the fifth floors.
  - Central Area Specific Plan
  - Council District 3 (Councilmember Sterling)
  - Staff Member: Kevin Fabino
  - Staff Recommendation: Deny appeal, approve project
  - May be considered by City Council

**IX. SCHEDULED ORAL COMMUNICATIONS**

**X. REPORT BY SECRETARY**

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XII. ADJOURNMENT**

***UPCOMING MATTERS***  
*(Dates subject to change)*

*August 5, 2009 – El Dorado Park Community Plan Workshop*

*August 5, 2009 – Fancher Creek Project Development*