



# PLANNING COMMISSION AGENDA

ROJELIO VASQUEZ, Chair

Commission Members  
HAL KISSLER, Vice Chair  
LORI CHERRY  
NAT DIBUDUO  
JAIME HOLT  
SEROP TOROSSIAN  
CHARLES VANG

Planning and Development  
NICK P. YOVINO, Director

Assistant Director/Secretary  
KEITH BERGTHOLD

Deputy City Attorney  
JOHN W. FOX

*The Planning Commission welcomes you to this meeting.*

**July 16, 2008**

**Wednesday**

**6:00 p.m. to 9:30 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.

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 five 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 – Meeting Minutes of April 2 and 16, 2008
- B. Communications
- C. Entitlements
  - 1. Consider approval of a two-year extension of time for the filing of a final map of Tentative Tract Map No. 5549/UGM, filed by Housing Assistance Corporation, to subdivide approximately 7.7 acres of property into a 53-lot single family residential subdivision located on the southeast corner of South West and West California Avenues (Lewis)
  - 2. Consider approval of a two-year extension of time for the filing of a final map of Vesting Tentative Tract Map No. 5755/UGM, filed by The McCaffrey Group, to subdivide approximately 12 acres of property into a 118-lot single family residential subdivision located on the north and south sides of North Dante, east of North Polk Avenue (Lewis)

**VI. REPORTS BY COMMISSIONERS**

## **VII. CONTINUED MATTERS**

### **A. CONTINUE TO AUGUST 6, 2008**

Consideration of an appeal of the action of the Planning and Development Department Director approving Conditional Use Permit Application No. C-08-21, and environmental findings, filed by Dirk Poeschel Land Development Services on behalf of Viejo Capital LLC, pertaining to approximately 0.83 acre of property pending R-1 (*Single Family Residential*) zoning located on the west side of North Glenn Avenue, east of North Blackstone Avenue between West Shaw and East Fairmont Avenues in the County of Fresno. (*Continued from May 21 and June 18, 2008*)

1. Environmental Assessment No. C-08-21, determination of Categorical Exemption from the requirements of the California Environmental Quality Act (CEQA).
2. Conditional Use Permit Application No. C-08-21 requests the establishment of a four-lot planned unit development, construction of three new single family residential dwellings, and construction of a private drive for the residential dwellings on property currently developed with one single family residential dwelling.
  - Bullard Community Plan
  - Council District 7 (Councilmember Perea)
  - Staff Member: Danielle Thiesen Bergstrom
  - Staff Recommendation: Continue to August 6, 2008
  - May be considered by the City Council

## **VIII. NEW MATTERS**

A. Consideration of Rezone Application No. R-08-07, Conditional Use Permit Application No. C-07-359, and environmental findings, filed by Save Mart Supermarkets Inc., pertaining to approximately 8.5 acres of property located on the southeast corner of West Herndon and North Brawley Avenues (6710 and 6820 North Brawley Avenue).

1. Certify addendum to Environmental Impact Report No. 10131 previously certified by the City Council on February 11, 2003.
2. Rezone Application No. R-08-07 proposes to rezone the subject property from the C-2/EA/UGM/cz (*Community Shopping Center/Expressway Area Overlay/Urban Growth Management/conditions of zoning*) zone district to the C-2/EA/UGM/cz (*Community Shopping Center/Expressway Area Overlay/Urban Growth Management/conditions of zoning*) zone district, amending the conditions of zoning previously approved under Rezone Application No. R-00-13.
3. Conditional Use Permit Application No. C-07-359 proposes the construction of a 78,352 square-foot shopping center, which will include a 47,000 square-foot Orchard Supply Hardware store, 11,000 square-foot retail building pad, a 13,225 square-foot pharmacy building with a drive through service window, and a 7,200 square-foot retail pad with a drive through service window
  - Bullard Community Plan
  - Council District 2 (Councilmember Calhoun)
  - Staff Member: Mike Sanchez/Jeff Sorensen
  - Staff Recommendation: Recommend Approval of the Rezone Application and Approve the Conditional Use Permit Application
  - Will be considered by the City Council (Rezone Application only)

**VIII. NEW MATTERS - *Continued***

- C. Consideration of the Southeast Growth Area (SEGA) Specific Plan alternative concepts and selection of a preferred alternative from the three plan concepts, a modified alternative recommended by the SEGA Advisory Committee, and a Planning Staff recommendation with addendums for further environmental and planning analysis. The Planning Commission's selection of a preferred alternative will be a recommendation to the City Council for its consideration and approval.
1. Growth Alternative No. 1 land use design alternative: depicts present growth trends as described in the 2025 Fresno General Plan to accommodate 17,900 residential dwellings and 29,600 jobs within the plan area. This alternative requires approximately 9,300 acres outside the SEGA to meet the housing and job totals of Growth Alternative Nos. 2 and 3.
  2. Growth Alternative No. 2 land use design alternative: depicts growth to accommodate approximately 43,800 residential dwellings and 35,500 jobs within the 9,000-acre plan area. This design alternative includes major transit lines and a range of mixed-use regional, community, and neighborhood centers. This alternative differs from Growth Alternative No. 1 in the location and distribution of planned industrial areas and provides a substantial increase in the population and employment capacity of the plan area.
  3. Growth Alternative No. 3 land use design alternative: depicts growth to accommodate approximately 42,900 residential dwellings and 36,000 jobs within the 9,000-acre plan area. This design alternative includes major transit lines and a range of mixed-use regional, community, and neighborhood centers. This alternative maintains the industrial land use designations of the 2025 Fresno General Plan as depicted in Growth Alternative No. 1 for the area south of East Jensen Avenue while substantially increasing population and employment capacity similar to Growth Alternative No. 2.
  4. Southeast Growth Area Advisory Committee recommendation of preferred alternative, which is a modification of Growth Alternative No. 2.
  5. Planning Staff recommendation of an unmodified Growth Alternative No. 2, with a proposed policy addendum related to rural residential land uses, and a proposed formal SEGA Preferred Alternative Modification Process that will be open to any petitioner for 30 days after City Council action (prospectively beginning July 22, 2008).

**IX. REPORT BY SECRETARY**

**X. 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.

**XI. ADJOURNMENT**