



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 1, 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.

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
 - 1. Request for a two year extension of time for the filing of a final map for Vesting Tentative Tract Map No.5481/UGM.

Staff Member: Mike Sanchez

- C. Entitlements

VI. REPORTS BY COMMISSIONERS

- A. Resolutions of Appreciation for Charles Vang, Lori Cherry and Nat DiBuduo.

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Rezone Application No. R-09-005, Site Plan Review Application No. S-09-042 and environmental findings filed by AMCAL Housing Inc., pertaining to approximately 1.40 acres of property located on the north side of San Benito Avenue between B and C Streets, and will facilitate the development of a 26 unit low-income apartment complex.
1. Environmental Assessment No. R-09-005/S-09-042, recommends that a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 be adopted.
 2. Rezone Application No. R-09-005, request to redesignate the subject site from the R-2, R-2/BA and R-P/BA zone districts to the R-2/BA (*Low Density Multiple Family Residential/ Boulevard*) zone district.
 - Edison Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Bonique Salinas
 - Staff Recommendation: Approval
 - Will be considered by the City Council
- B. Consideration of Rezone Application No. R-09-006, Site Plan Review Application No. S-09-043 and environmental findings filed by AMCAL Housing Inc., pertaining to approximately 1.52 acres of property located at the intersection of South Elm, East California and South Geneva Avenues, and will facilitate the development of a 24 unit low-income apartment complex.
1. Environmental Assessment No. R-09-006/S-09-043, recommends that a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 be adopted.
 2. Rezone Application No. R-09-006, request to reclassify the subject site from the R-2-A/BA (*Low Density Multiple Family Residential, one story height limitation/Boulevard Area Overlay*) zone district to the R-2/BA (*Low Density Multiple Family Residential/Boulevard Overlay*) zone district.
 - Edison Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: McKencie Contreras
 - Staff Recommendation: Approval
 - Will be considered by the City Council

VIII. NEW MATTERS - *Continued*

- C. Consideration of Plan Amendment Application No. A-08-16, Rezone Application No. R-08-26 and environmental findings, filed by Riverfront Ventures, LLC, pertaining to 10.78 acres of property located on the northwest corner of West Herndon and North Bryan Avenues.
1. Environmental Assessment No. A-08-16/R-08-26, recommends a Mitigated Negative Declaration be adopted.
 2. Plan Amendment Application No. A-08-16, requests to amend the 2025 Fresno General Plan and the Bullard Community Plan from the medium density residential to the medium high density residential planned land use designation.
 3. Rezone Application No. R-08-26, requests to rezone the subject site from the AE-5/EA/UGM (Exclusive Five Acre Agricultural/Expressway Area/Urban Growth Management) zone district to the R-2/EA/UGM (Low Density Multiple Family Residential/Expressway Area/Urban Growth Management) zone district.
 - Bullard Community Plan
 - Council District 2 (Councilmember Borgeas)
 - Staff Member: David Braun
 - Staff Recommendation: Approval
 - Will be considered by the City Council
- D. Rezone Application No. R-08-031 and environmental findings, filed by Sukhminder S. & Mansukhjit K. Malhi, pertaining to approximately 4.80 net acres of property located on the west side of North Blythe Avenue between West Ashlan and West Dakota Avenues.
1. Environmental Assessment No. R-08-031/TPM-2008-23, recommends a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 be adopted.
 2. Rezone Application No. R-08-031, proposes to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district. The rezone application is being processed to facilitate the subdivision of the subject property into four lots with one remainder parcel as proposed by Vesting Tentative Parcel Map No. 2008-23.
 - West Area Community Plan
 - Council District 1 (Councilmember Xiong)
 - Staff Member: Will Tackett
 - Staff Recommendation: Approval
 - Will be considered by the 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)

July 15, 2009 – Request for Special Planning Commission Meeting on July 29, 2009