



PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

Commission Members
SEROP TOROSSIAN, Vice Chair
PAUL E. CAPRIOGLIO
RAMA DAWAR
ANDY HANSEN-SMITH
LUISA MEDINA
ROJELIO VASQUEZ

Development and Resource Management Department
JOHN M. DUGAN, AICP
Director/Planning Commission Secretary

Senior Deputy City Attorney
SHANNON L. CHAFFIN

The Planning Commission welcomes you to this meeting.

February 16, 2011

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 Development and Resource Management Department staff at 559-621-8277. **The agenda and related staff reports are available at www.fresno.gov.**

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 incapacitados, 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 rooj 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. [Consider Plan Amendment Application No. A-10-005 filed by the Airports Department, on behalf of the City of Fresno, pertains to approximately 2,415 acres of urbanized land including a portion of the Fresno Yosemite International Airport property \(859 acres\) and urbanized land in the immediate vicinity \(1,556 acres\) which together make up the Generalized Study Area. The plan amendment application proposes to amend the Fresno Yosemite International Airport and Environs Plan, the 2025 Fresno General Plan, the McLane, Hoover and Roosevelt Community Plans, by updating noise and safety boundaries based on updated airport projections, and updating the organization and terminology in the plan to be consistent with the state law. Noise and safety land use compatibility policies remain essentially unchanged.](#)

1. **RECOMMEND TO THE CITY COUNCIL CERTIFICATION** of the Environmental Impact Report No. A-10-005 (State Clearinghouse No. 2005061150) dated February 2011.

2. **RECOMMEND APPROVAL TO THE CITY COUNCIL** of Plan Amendment Application No. A-10-005 to amend the Fresno Yosemite International Airport and Environs Plan, the 2025 Fresno General Plan, the McLane, Hoover and Roosevelt Community Plans, by updating noise and safety boundaries based on updated airport projections, and updating the organization and terminology in the plan to be consistent with the state law.

- The McLane, Hoover and Roosevelt Community Plans
- Council Districts 4, 5, and 7 (Councilmembers Westerlund, Quintero and Olivier)
- Staff Recommendation: Recommend Approval
- Staff Member: Sophia Pagoulatos
- Will be considered by the City Council

B. [Consider Conditional Use Permit Application No. C-10-028 filed by Larry Miner of Clements Environmental on behalf of John Mohoff, relating to the existing Sunset Waste Paper Facility located on the southeast corner of South Elm and East Vine Avenues. This application is a request for authorization to modify the operation at the existing Sunset Waste Paper material recovery facility \(MRF\)/transfer station. The proposed modifications are as follows: 1\) The addition of recyclables storage in bunkers, bins, roll-off containers, bales and in bulk inside the building, as well as outside the building under and just south of the south canopy, along the exterior north wall of the transfer station, along the east fence and along the east side of the MRF; 2\) The addition of green waste processing inside the transfer station building; 3\) The addition of mechanical sorting of construction and demolition material and MSW inside the transfer station; 4\) The addition of hand and/or mechanical sorting of glass recyclables adjacent to the existing bunkers located along the western elevation of the transfer station.](#)

1. **Approve** substitution of mitigation measures for Environmental Assessment No. C-10-028, including adoption of substituted project specific mitigation measures for Environmental Assessment No. C-10-028 dated July 2, 2010, and **FIND** that the new measures are equivalent or more effective in mitigating or avoiding potential significant effects and that they in themselves will not cause any potentially significant effects on the environment.

2. **Adopt** the environmental finding of a Mitigated Negative Declaration for EA No. C-10-028 dated July 2, 2010 with substituted project specific mitigation measures dated February 8, 2011.

3. **Approve** Conditional Use Permit Application No. C-10-028 as described above.

- Edison Community Plan

VIII. NEW MATTERS (Continued)

- Council District 3 (Councilmember Baines)
- Staff Recommendation: Recommend Approval
- Staff Member: Bonique Salinas
- May be considered by the City Council on appeal

IX. REPORT BY SECRETARY

X. SCHEDULED ORAL COMMUNICATIONS

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)