



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.

Wednesday, April 2, 2008
City Hall, Second Floor, Council Chamber, 2600 Fresno Street

JOINT WORKSHOP WITH THE HISTORIC PRESERVATION COMMISSION

4:00 p.m. to 5:30 p.m.

PLANNING COMMISSION

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

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. **JOINT WORKSHOP WITH THE HISTORIC PRESERVATION COMMISSION**
Identifying and Preserving the Urban Forest

IV. CALL TO ORDER OF THE PLANNING COMMISSION (6:00 p.m.)

V. 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.

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.

VI. AGENDA APPROVAL

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

VII. 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
 - 1. Consider approval of a two-year extension of time for the filing of a final map of Tentative Tract Map No. 5586/UGM, filed by Steve Parent on behalf of North Hayes 73 LLC, to subdivide approximately 17.10 acres of property into a 74-lot single family residential subdivision located on the east side of N. Hayes Avenue between West McKinley and West Olive Avenues (Brock)
 - 2. Consider approval of a two-year extension of time for the filing of a final map of Tentative Tract Map No. 5598/UGM, filed by Jayne Willis on behalf of Ennis Land Development Inc., to subdivide approximately 20 acres of property into an 80-lot single family residential subdivision located on the north side of West McKinley Avenue between North Blythe and North Brawley Avenues (Brock)

VIII. REPORTS BY COMMISSIONERS

IX. CONTINUED MATTERS

X. NEW MATTERS

A. Consideration of an appeal of the action of the Planning and Development Department Director denying Variance Application No. V-05-24, and environmental findings, filed by Ronald W. Greenwood, pertaining to approximately 0.26 acre of property zoned C-5 (*General Commercial*) located on the southwest corner of East Olive Avenue and North Augusta Street.

1. Variance Application No. V-05-24 proposes a reduction in the required street side yard setback from 10 feet to 5 feet and a reduction in the required rear yard setback from 10 feet to 8 feet to accommodate two existing utility sheds.
 - Fresno High-Roeding Community Plan
 - Council District 7 (Councilmember Perea)
 - Staff Member: Rick Duncan
 - Staff Recommendation: Deny Appeal and Uphold Director's Action to Deny Variance
 - May be considered by the City Council

B. CONTINUE TO APRIL 16, 2008

Consideration of Conditional Use Permit Application No. C-07-368, and environmental findings, filed by Scott Vincent AIA on behalf of Estes Investment LLC, pertaining to approximately 6.5 acres of property zoned R-2/UGM/cz (*Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning*) located on the northeast corner of West Palo Alto and North Polk Avenues. This proposed project is required to be reviewed by the Planning Commission for recommendation to the City Council pursuant to a condition of zoning established under Rezone Application No. R-02-39.

1. Environmental Assessment No. C-07-368, determination of initial study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Conditional Use Permit Application No. C-07-368 proposes the construction of a 104-unit apartment complex and associated garages and related off-site improvements including parking and landscaping, and construction of street improvements within the public right-of-way.
 - Bullard Community Plan
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Danielle Bergstrom
 - Staff Recommendation: Continue to April 16, 2008
 - Will be considered by the City Council

X. NEW MATTERS - *Continued*

C. Consideration of Plan Amendment Application No. A-08-02, Rezone Application No. R-08-02, Conditional Use Permit Application No. C-08-02, and environmental findings, filed by LREG Partners LLC on behalf of the City of Fresno, pertaining to a vertically integrated mixed-use development on approximately 4.23 acres of property located on the northwesterly corner of Ventura and O Streets (2401 Ventura Street) in downtown Fresno.

1. Environmental Assessment No. A-08-02/R-08-02/C-08-02, determination of initial study to file a Mitigated Negative Declaration.
2. Plan Amendment Application No. A-08-02 proposes to amend the Civic Center Master Development Plan of the subject site from the P (*Parking Center*) planned land use designation to a dual designation of CC (*Civic Center*) and P (*Parking Center*) land use designations. This plan amendment would align the Civic Center Master Development Plan with the Central Area Community Plan and the 2025 Fresno General Plan, which already identify a planned land use designation consistent with the proposed use.
3. Rezone Application No. R-08-02 proposes to rezone the southeastern 3.01 acres of the subject property from the P (*Off-Street Parking*) zone district to the CC (*Civic Center*) zone district.
4. Conditional Use Permit Application No. C-08-02 proposes to construct a mixed use development consisting of six linked buildings (267,849 square feet of floor area) that vertically integrates office, commercial, multiple family residential, and public recreational uses.
 - Civic Center Master Development Plan
 - Convention Center Redevelopment Project Area Plan
 - Central Area Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Kevin Fabino
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

XI. REPORT BY SECRETARY

A. Consideration of the proposed "Open Space Guidelines for Landscaped and Pedestrian Walkway Requirements for Residential Development" previously reviewed by the Planning Commission on May 16, 2007 (Haro/Rodriguez)

XII. 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.

XIII. ADJOURNMENT