



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.

August 20, 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 in 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 May 21, 2008**
- B. Communications**
- C. Entitlements**

VI. ELECTION OF OFFICERS

VII. REPORTS BY COMMISSIONERS

- A. Resolution of Appreciation to Director Nick P. Yovino**

VIII. CONTINUED MATTERS

IX. NEW MATTERS

- A. Consideration of an appeal of the action of the Planning and Development Department Director approving Variance Application No. V-08-09, and environmental findings, filed by Taylor Teter Partnership on behalf of CLF Fresno Business Trust, pertaining to approximately 8.29 acres of property, zoned C-P/BA-20 (*Administrative and Professional Office/Boulevard Area Overlay, 20 feet*) zoning, located on the southeast corner of East Shaw Avenue and North Fourth Street.
1. Environmental Assessment No. V-08-09, determination of Categorical Exemption from the requirements of the California Environmental Quality Act (CEQA).
 2. Variance Application No. V-08-09 requesting to construct a 7-foot wrought iron fence and entry gate 10 feet from the property line, which is located within the 20-foot front yard Boulevard Area Overlay landscaped setback. The Director approved the location of the wrought iron fence at 10 feet from the north property line at a height not to exceed 6 feet for the wrought iron fence and entry gate.
 - Hoover Community Plan
 - Council District 4 (Councilmember Caprioglio)
 - Staff Member: McKencie Contreras
 - Staff Recommendation: Deny Appeal and Uphold Director's Action of Approval
 - May be considered by the City Council
- B. Consideration of Rezone Application No. R-07-67, Vesting Tentative Tract Map No. 5881/UGM, and environmental findings, filed by Gary G. Giannetta on behalf of Generation Homes Inc., pertaining to approximately 9.62 acres of property located on the north side of West Clinton Avenue between North Polk and North Hayes Avenues.
1. Environmental Assessment No. R-07-67/T-5881, determination of initial study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-07-67 proposes to rezone the subject property from the RR (*Rural Residential, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5881/UGM proposes to subdivide the subject property into a 50-lot single family residential subdivision.
 - West Area Community Plan
 - Council District 1 (Councilmember Xiong)
 - Staff Member: Israel Trejo
 - Staff Recommendation: Recommend Approval of the Rezone Application and Approve the Vesting Tentative Tract Map
 - Will be considered by the City Council (Rezone Application only)

X. REPORT FROM SECRETARY

A. WORKSHOP: Subdivision Maps (Unruh/Fox)

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)

September 17, 2008 – 2008 Cycle II Plan Amendments

September 17, 2008 – Preliminary review of proposed amendments to the 10 Redevelopment Project Area Plans with Merger 1 Project Area (submitted by Fresno Redevelopment Agency)

September 24, 2008 – Joint Planning Commission Meeting Workshop