



PLANNING COMMISSION AGENDA

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Commission Members
JAIME HOLT, Vice Chair
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CHARLES VANG
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Planning and Development
Interim Director/Secretary
KEITH BERGTHOLD

Deputy City Attorney
JOHN FOX

The Planning Commission welcomes you to this meeting.

October 1, 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.

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 August 20, 2008, and September 3, 2008
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

A. CONTINUE TO NOVEMBER 5, 2008

Consideration of an appeal of the action of the Planning and Development Department Director denying Site Plan Review Application No. S-07-90, filed by Miguel Torres on behalf of David Hovannision, pertaining to approximately 0.13 acre of property zoned M-1 (*Light Manufacturing*) located on the east side of South Teilman Avenue between West Whites Bridge Avenue and State Highway 180.

1. Site Plan Review Application No. S-07-90, proposing to reconstruct a vacant single family residential building and reconstruct a demolished garage on a nonconforming M-1 zoned parcel.
 - Edison Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Rick Duncan
 - Staff Recommendation: Deny Appeal and Uphold Director's Action of Denial
 - May be considered by the City Council

VIII. NEW MATTERS - *Continued*

B. CONTINUE TO NOVEMBER 5, 2008

Consideration of an appeal of the action of the Planning and Development Department Director revoking Site Plan Review No. S-06-353 for failure to substantially comply with the conditions of approval, filed by Cottonwood Creek Consultants, LLC, pertaining to approximately 0.82 acre of property zoned M-1 (*Light Manufacturing*) and M-3 (*Heavy Industrial*), located on the north side of West Church Avenue between South Teilman and South Fruit Avenues (670 West Church Avenue).

1. Site Plan Review No. S-06-353, authorizing South Gate Pre-Industrial Wastewater Plant to operate a single cell protein (SCP) production facility utilizing organic food processing waste from the milk and cheese industries as the caloric feedstock for growing the SCP. The facility was approved under the Solid Waste Recycling Facilities Ordinance as a permitted recycling facility.
 - Edison Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Richard Salinas
 - Staff Recommendation: Continue to November 5, 2008
 - May be considered by the City Council

The following five plan amendment applications have been submitted for consideration during the 2008 Cycle II filing period in accordance with the Trimester Plan Amendment Program of the Planning Guidelines established by the Fresno City Council to implement the City's Local Planning and Procedures Ordinance, Article 6, Chapter 12, of the Fresno Municipal Code. In addition to the plan amendment applications, the projects described below may include rezone applications to change the subject properties' zone district boundaries.

C. Consideration of Plan Amendment Application No. A-08-06, Rezone Application No. R-08-12, and environmental findings, filed by Sol Development Associates, LLC, on behalf of Horizon Enterprises, pertaining to approximately 0.77 acre of property located on the northwest corner of East Braly Avenue and South Sarah Street.

1. Environmental Assessment No. A-08-06/R-08-12/S-08-36/C-08-179, determination of initial study to file a Mitigated Negative Declaration.
2. Plan Amendment Application No. A-08-01 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the heavy industrial planned land use designation to the light industrial land use designation.
3. Rezone Application No. R-08-12 proposes to rezone the subject property from the M-2 (*General Industrial*) zone district to the C-M (*Commercial and Light Manufacturing*) zone district.
 - Roosevelt Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Bonique Salinas
 - Staff Recommendation: Recommend Approval of the Plan Amendment and Rezone Applications
 - Will be considered by the City Council

VIII. NEW MATTERS - *Continued*

- D. Consideration of Plan Amendment Application No. A-08-03, Rezone Application No. R-08-10, and environmental findings, filed by Dirk Poeschel on behalf of Golden Key Real Estate, pertaining to 4 parcels of land consisting of approximately 1.18 acres of property located on the west side of North First Street between East Normal Avenue and East Peralta Way (1839 North First Street, 3087 and 3092 East University Avenue, and 3095 East Peralta Way).
1. Environmental Assessment No. A-08-03/R-08-10, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-08-03 proposes to amend the 2025 Fresno General Plan and the McLane Community Plan from the medium density residential planned land use designation to the office commercial land use designation for the subject 4 parcels.
 3. Rezone Application No. R-08-10 proposes to rezone the subject 4 parcels from the R-1 (*Single Family Residential*) zone district to the R-P (*Residential and Professional Offices*) zone district.
 - McLane Community Plan
 - Council District 7 (Councilmember Perea)
 - Staff Member: McKencie Contreras
 - Staff Recommendation: Recommend Approval of the Plan Amendment and Rezone Applications
 - Will be considered by the City Council
- E. Consideration of Plan Amendment Application No. A-08-04, and environmental findings, filed by Copper River Ranch, LLC, on behalf of Norman and Pamela Kizirian, pertaining to 12.13 acres of property located north of Copper Avenue between the North Chestnut Avenue alignment and North Maple Avenue (11261 North Chestnut Avenue).
1. Environmental Assessment No. A-08-04, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-08-04 proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the medium-low density residential planned land use designation to the low density residential land use designation.
 - Woodward Park Community Plan
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Kevin Fabino
 - Staff Recommendation: Recommend Approval of the Plan Amendment Application
 - Will be considered by the City Council

VIII. NEW MATTERS - *Continued*

F. CONTINUE TO NOVEMBER 5, 2008

Consideration of Plan Amendment Application No. A-08-07, and environmental findings, filed by Mehmet Noyan on behalf of Frazier Realty and Investments, pertaining to approximately 57 acres of property located on the northwest corner of South Martin Luther King Jr. Boulevard and West Jensen Avenue.

1. Environmental Assessment No. A-08-07, determination of initial study to file a Mitigated Negative Declaration.
2. Plan Amendment Application No. A-08-07 proposes to amend the 2025 Fresno General Plan and the Edison Community Plan from the medium density residential planned land use designation for 56 acres and the neighborhood commercial planned land use designation for 1.0 acre to the light industrial land use designation for the entire 57-acre property. The subject property is zoned AL-20 (*Limited Twenty Acre Agricultural, Fresno County*) and will require pre-zoning prior to its annexation to the city of Fresno.
 - Edison Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Sophia Pagoulatos
 - Staff Recommendation: Recommend Approval of the Plan Amendment Application
 - Will be considered by the City Council

G. Consideration of Plan Amendment Application No. A-08-08, and environmental findings, filed by Jeffrey T. Roberts on behalf of Granville Homes, pertaining to approximately 60 acres of property located on the northeast corner of West Bullard Avenue and North Grantland Avenue.

1. Environmental Assessment No. A-08-08, determination of initial study to file a Mitigated Negative Declaration.
2. Plan Amendment Application No. A-08-08 proposes to amend the noise mitigation level from 60 dB Ldn to 65 dB Ldn applicable to the outside activity areas of proposed new residential developments (modification to sound requirements pertaining to Tract Map No. 5357 and adjoining Tract Map No. 5584, which provide for residential development of the subject property).
 - West Area Community Plan
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: McKencie Contreras
 - Staff Recommendation: Recommend Approval of the Plan Amendment Application
 - Will be considered by the City Council

IX. REPORT BY SECRETARY

A. Informational - Letter from M. and R. Aven of San Joaquin Gardens dated August 10, 2008.

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

UPCOMING MATTERS

(Dates subject to change)

October 15, 2008 – Preliminary review of proposed amendments to the 10 Redevelopment Project Area Plans with Merger 1 Project Area (submitted by Fresno Redevelopment Agency)

October 15, 2008 – Workshop on Code Enforcement

November 19, 2008 – Workshop on Public Works and Parks

December 17, 2008 – Workshop on Open Space

January 2009 – Workshop on Drive-Through Service Windows