



PLANNING COMMISSION AGENDA

HAL KISSLER, Chair

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

Deputy City Attorney
JOHN W. FOX

The Planning Commission welcomes you to this meeting.

March 11, 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.

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. 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. SCHEDULED ORAL COMMUNICATIONS

1. Appearance by Redevelopment Agency to request Special Planning Commission Meeting for March 25, 2009.

VIII. CONTINUED MATTERS

A. CONTINUED FROM MARCH 3, 2009

Consideration of Conditional Use Permit Application No. C-08-133, and environmental findings, filed by William Mohoff of Sunset Waste Paper Material Recovery Facility & Transfer Station, pertaining to approximately 10 acres of property located on the southeast corner of South Elm and East Vine Avenues (2721 South Elm Avenue).

1. Environmental Assessment No. C-08-133, recommends a Mitigated Negative Declaration be adopted for the proposed conditional use permit application.
2. Conditional Use Permit Application No. C-08-133 proposes the County of Fresno to operate a regional, permanent household hazardous waste management facility. The proposed project also includes a request by Sunset Waste to slightly modify and add operations to the existing material recovery facility and transfer station. These changes include the following: (1) addition of a self-haul disposal of solid waste and recyclables; (2) addition of recyclable bale storage areas inside the transfer station and just south of the existing canopy along the southern elevation of the transfer station; and, (3) addition of manual and mechanical sorting of glass recyclables adjacent to the existing bunkers located along the western elevation of the transfer station. The project also proposes limited vehicular access to East Vine Avenue which is currently only used for emergency access. The subject site is zoned M-1 (*Light Manufacturing District*) and designated for light industrial planned land uses by the 2025 Fresno General Plan and Edison Community Plan.
 - Edison Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Bonique Salinas
 - Staff Recommendation: No recommendation by staff
 - May be considered by the City Council

IX. NEW MATTERS

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.

XI. ADJOURNMENT

UPCOMING MATTERS

(Dates subject to change)

- March 18, 2009** *Plan Amendment Application No. A-08-09 (NW Jensen/Minnewawa) - Sol Development*
- March 18, 2009** *Variance Application No. V-08-17, Appeal of Variance by applicant William Dyck*
- March 18, 2009** *Conditional Use Permit Application No. C-08-26, Appeal of ABC license by applicant Vinay Vohra*
- March 18, 2009** *PARCS Workshop*