



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.

November 2, 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 oqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam oqhab, 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 pab 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 - Meeting Minutes of October 19, 2011
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

A. CONTINUED FROM OCTOBER 19, 2011, REFER BACK TO STAFF.

[Consider Plan Amendment Application No. A-11-004, Rezone Application No. R-11-004, and Conditional Use Permit Application No. C-11-058, filed by Jeff Cazaly, on behalf of Marstel Investments and pertains to approximately 1.86 acres of property located on the west side of North Maroa Avenue, south of West Barstow Avenue.](#)

1. **ADOPT** a written finding that the new mitigation measure(s) for the Mitigated Negative Declaration prepared for Environmental Assessment No. A-11-004/R-11-004/C-11-058 are equivalent or more effective in mitigating or avoiding potential significant effects and that the mitigation measure(s) will not cause any potentially significant effect on the environment.
2. **APPROVE** the Mitigated Negative Declaration prepared for Environmental Assessment No. A-11-004/R-11-004/C-11-058 for the purpose of the proposed Conditional Use Permit application, contingent upon City Council approval of Plan Amendment Application No. A-11-004, Rezone Application No. R-11-004, and the related environmental assessment.
3. **APPROVE** Conditional Use Permit Application No. C-11-058 subject to the findings included within the Staff Report to the Planning Commission dated October 19, 2011; compliance with the Conditions of Approval dated October 19, 2011; and, contingent upon City Council approval of Plan Amendment Application No. A-11-004, Rezone Application No. R-11-004 and the related environmental assessment.
4. **RECOMMEND APPROVAL (to the City Council)** of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-11-004/R-11-004/C-11-058 for the purpose of the proposed plan amendment and rezone applications.
5. **RECOMMEND APPROVAL (to the City Council)** of Plan Amendment Application No. A-11-004 proposing to amend the 2025 Fresno General Plan and the Bullard Community Plan from the Medium Density Residential planned land use designation to the Medium-High Density Residential land use designation.
6. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-11-004 requesting authorization to reclassify the subject property from the R-1-B (*Single Family Residential, minimum 12,500 square foot lot size*) zone district to the R-2 (*Low Density Multiple Family Residential*) zone district.
 - Bullard Community Plan
 - Council District 2 (Councilmember Borgeas)
 - Staff Recommendation: Recommend Approval
 - Staff Member: McKencie Contreras
 - Plan Amendment and Rezone will be considered by the City Council; Conditional Use Permit may be considered by City Council

VIII. NEW MATTERS

- A. [Consider Rezone Application No. R-11-013 and Vesting Tentative Tract Map No. 6000/UGM](#) filed by Quad Knopf, Inc., on behalf of De Young Properties. These applications pertain to property located on the south side of East Nees Avenue between North Chestnut and North Willow Avenues.
1. **APPROVE Environmental Assessment No. R-11-013/T-6000** recommending that the Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 and the Mitigated Negative Declaration prepared for Plan Amendment No. A-09-02 (Air Quality MND) dated September 30, 2011, be adopted for Rezone Application No. R-11-013 and Vesting Tentative Tract Map No. 6000/UGM.
 2. **APPROVE Vesting Tentative Tract Map No. 6000/UGM** proposing to subdivide an approximately 9.33 acre portion of the overall 34.58 acres of property to be rezoned for the purposes of creating a 37-lot conventional single family residential public street development at a density of approximately 3.97 dwelling units per acre. The proposed project will also involve installation and construction of public facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno.
 3. **RECOMMEND APPROVAL (to the City Council) Environmental Assessment No. R-11-013/T-6000** recommending that the Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 and the Mitigated Negative Declaration prepared for Plan Amendment No. A-09-02 (Air Quality MND) dated September 30, 2011, be adopted for Rezone Application No. R-11-013 and Vesting Tentative Tract Map No. 6000/UGM.
 4. **RECOMMEND APPROVAL (to the City Council) Rezone Application No. R-11-013** requesting authorization to rezone approximately 34.58 acres of property from the AL-20 (*Limited 20-Acre Agricultural [Fresno County]*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district. The overall 34.58 acres of property is proposed to be detached from the Fresno County Fire Protection District and the Kings River Conservation District and annexed to the City of Fresno; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission.
 - Woodward Park Community Plan
 - Council District 6 (Councilmember Brand)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Will Tackett
 - Rezone will be considered by the City Council; Approval of Vesting Tentative Tract Map may be considered by the City Council

VIII. NEW MATTERS (Continued)

B. [Consider its recommendation regarding Rezone Application No. R-11-015, filed by Bryan Parisi, on behalf of Gilda A. Hudson and Kimberly R. Hudson, Trustees \(property owners\), and will also consider Environmental Assessment No. R-11-015/S-11-052 prepared for this application and for related Site Plan Review Application No. S-11-052. The rezone application pertains to approximately 41.36 acres of property, currently zoned M-1/cz \(Light Manufacturing District/conditions of zoning\), located at 5440 East Olive Avenue, on the south side of East Olive Avenue between the North Clovis Avenue and North Minnewawa Avenue in the City of Fresno \(Assessor's Parcel No. 456-030-56\).](#)

1. **RECOMMEND APPROVAL (to the City Council) of Environmental Assessment (EA) No. R-11-015/S-11-052** that a Finding of Conformity be adopted for the Rezone Application No. R-11-015 and to Site Plan Review Application No. S-11-052, filed by Steve Kalpakoff of Terra Bella Design, which would establish a swap meet on approximately 7.5 acres of the subject property, at the site of the former parking area for the previous swap meet conducted on adjacent property.

2. **RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-11-015** proposes to remove a condition of zoning applied to the 41-36-acre subject property through previously approved (in 1981) with Rezone No. 6436, to remove the requirement that this property be developed only with uses allowed in the M-1-P (*Industrial Park Manufacturing District*) zone district, or that it be developed only with warehousing.

- Roosevelt Community Plan
- Council Districts 4 (Councilmember Westerlund)
- Staff Recommendation: Recommend to Council Rezone Application R-11-015, Finding of Conformity for EA-R-11-015/S-11-052
- Staff Member: Sandra Brock
- Rezone and Environmental Assessment applications will be considered by Council

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)