



# PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

Commission Members  
PAUL E. CAPRIOGLIO  
RAMA DAWAR  
CAM MALOY  
SEROP TOROSSIAN  
ROJELIO VASQUEZ

Planning and Development  
Assistant Director/Secretary  
KEITH BERGTHOLD

Senior Deputy City Attorney  
JOHN W. FOX

*The Planning Commission welcomes you to this meeting.*

**October 7, 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.

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 incapacitado, 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 ooqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam ooqhab, cov hlua ntsaws pobntseg mloog haislus, los yog tibneeg txhaislus, nej yuav tau hais tuaj ib asthiv los yog ib limpiam ua ntej lub rooi sablaj. Nej hu tau rau peb cov tubtxib ntawm tus xovtoo; 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
- B. Communications
- C. Entitlements

### **VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

- A. Consider proposed Council Resolution titled "Supporting the Collaborative Efforts of the City of Fresno Planning and Development and the County of Fresno in their efforts to incorporate public health strategies into local land use, transportation and community design planning".
- Staff Member: Bonique Salinas
  - Staff Recommendation: Recommend approval
- B. Consideration of Site Plan Review Application No. S-09-057, filed by Donald Bremseth on behalf of Bakman Enterprises, pertaining to a 1.45 acre portion of an approximately 8.0 acre property located at the southwest corner of East Olive and North Peach Avenues.
1. Environmental Assessment No. S-09-057, approve the environmental finding that the project proposal conforms to the provisions of the 20225 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130).
  2. Site Plan Review Application No. S-09-057 proposes the construction of a 13,230 square-foot single story office building.
    - McLane Community Plan
    - Council District 4 (Councilmember Westerlund)
    - Staff Member: McKencie Contreras
    - Staff Recommendation: Approve
    - May be considered by the City Council
- C. Consider Vesting Tentative Tract Map No. 5953, filed by R. W. Greenwood Associates, Inc., on behalf of property owner, Leroy Krum and pertains to approximately 17.80 acres of property located on the northeast corner of the intersection of South Armstrong and East Butler Avenues.
1. Environmental Assessment No. S-09-057 recommends that the Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) be adopted for Vesting Tentative Tract Map No. 5953/UGM.
  2. Vesting Tentative Tract No. 5953/UGM proposes to subdivide the subject property for the purposes of creating a 94-lot conventional single family residential development (with two outlots proposed to be dedicated for public water well and open space purposes) at an overall density of approximately 5.28 dwelling units per acre.
    - Roosevelt Community Plan
    - Council District 5 (Councilmember Dages)
    - Staff Member: Will Tackett
    - Staff Recommendation: Recommend approval
    - May be considered by the City Council

**VIII. NEW MATTERS - Continued**

D. Consideration of request by Fresno Unified School District for consultation on its proposed facilities master plan and a proposed new 8-acre elementary school site located in southeast Fresno.

- Citywide Plan
- Staff Member: Sophia Pagoulatos
- Staff Recommendation: Approve resolution

E. Consideration of Plan Amendment Application No. A-09-004 and R-09-008, filed by Dirk Poeschel on behalf of Gurudwara Nanak Sar, pertaining to approximately 0.96 acres of property located on the southwest corner of South Cherry and East North Avenue.

1. Plan Amendment Application No. proposes to amend the 2025 Fresno General Plan, the Edison Community Plan and the North Avenue Industrial Triangle Specific Plan from the heavy industrial planned land use designation to the light industrial planned use designation.
2. Rezone Application No. R-09-008 proposes to reclassify the subject site from the AL-20 (*Limited Twenty Acre Agricultural, Fresno County*) zone district to the C-M/UGM (*Commercial and Light Manufacturing/Urban Growth Management*) zone district.
  - Edison Community Plan
  - Council District 3 (Councilmember Sterling)
  - Staff Recommendation: Recommend denial
  - Staff Member: McKencie Contreras
  - Will be considered by the City 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)