



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.

March 19, 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
- B. Communications
- C. Entitlements

1. Consider approval of a two-year extension of time for the filing of a final map of Tentative Tract Map No. 5638/UGM, filed by Centex Homes, to subdivide approximately 72 acres of property into a 355-lot single family residential planned development subdivision located on the northwest corner of South Armstrong and East Church Avenues. (Rodriguez)
2. Consider approval of a two-year extension of time for the filing of a final map of Vesting Tentative Tract Map No. 5447/UGM, filed by Quad Knopf, to subdivide approximately 34.9 acres of property into a 194-lot single family residential planned development subdivision located on the north side of East Shields Avenue between North Temperance and North Locan Avenues. (Braun)

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Rezone Application No. R-07-06, and environmental findings, filed by Provost and Pritchard Engineering Group, Inc., on behalf of Fresno Skating Center Inc., pertaining to approximately 3.21 acres of property located on the north side of West Clinton Avenue between North Marks and North Valentine Avenues.
1. Environmental Assessment No. R-07-06, determination of initial study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-07-06, proposing to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) and the C-6/UGM/cz (*Heavy Commercial/Urban Growth Management/conditions of zoning*) zone districts to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 - West Area Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Israel Trejo
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council
- B. Consideration of Rezone Application No. R-08-04, and environmental findings, filed by the City of Fresno, pertaining to approximately 1.34 acres of property located on the west side of South Clovis Avenue between East Jensen and East Church Avenues (2460 South Clovis Avenue).
1. Environmental Assessment No. R-08-04, determination of initial study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-08-04, proposing to rezone the subject property from the AE-20 (*Exclusive Twenty Acre Agricultural, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: David Braun
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

VIII. NEW MATTERS - *Continued*

C. Consideration of Site Plan Review Application No. S-07-174, and environmental findings, filed by Chris Ward of Centerline Design, LLC, pertaining to approximately 2.59 acres of property located on the southwest corner of East Herndon and North Willow Avenues. The proposed project is required to be reviewed by the Planning Commission pursuant to a condition of zoning established under Rezone Application No. R-93-21.

1. Environmental Assessment No. S-07-174, determination of initial study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Site Plan Review Application No. S-07-174, proposing to develop five professional office buildings ranging in square footage from 5,504 to 7,035 square feet for a total of 31,674 square feet. This is phase three of a five phase retail/office commercial center on 2.59 acres of property zoned R-P/cz (*Residential and Professional Office/conditions of zoning*) zone district.
 - Hoover Community Plan
 - Council District 4 (Councilmember Westerlund)
 - Staff Member: Rick Duncan
 - Staff Recommendation: Approve
 - May be considered by the City Council

D. Consideration of Street Name Change Application No. SNC-08-01, and environmental findings, filed by the City of Fresno, pertaining to a change in the street name of approximately 900 feet of the "old" North Millbrook Avenue alignment. The area is generally bounded by new North Millbrook Avenue, East Copper Avenue, and North Friant Road.

1. Environmental Assessment No. SNC-08-01, determination of initial study to file a Finding of No Possibility of Significant Adverse Effect exemption from the requirements of the California Environmental Quality Act (CEQA).
2. Street Name Change Application No. SNC-08-01, proposing to rename approximately 900 feet of the "old" North Millbrook Avenue alignment to North Callaway Avenue.
 - Woodward Park Community Plan
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Israel Trejo
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

IX. REPORT BY SECRETARY

- A. Update on the Southeast Growth Area (SEGA) Specific Plan alternative land use scenarios (Bergthold)
- B. Consideration of a special Planning Commission meeting on April 30, 2008, and cancellation of the May 7, 2008, meeting to attend the Vernacular Architecture Forum Conference opening ceremony (Unruh)

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