



PLANNING COMMISSION AGENDA

HAL KISSLER, Chair

Commission Members
JAIME HOLT, Vice Chair
LORI CHERRY
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SEROP TOROSSIAN
CHARLES VANG
ROJELIO VASQUEZ

Planning and Development
Interim Director/Secretary
KEITH BERGTHOLD

Deputy City Attorney
JOHN W. FOX

The Planning Commission welcomes you to this meeting.

February 18, 2009

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. 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 January 14, 2009.
- B. Communications
- C. Entitlements

1. Consider approval of a two-year extension of time for the filing of a final map of vesting Tentative Tract Map No. 5514/UGM, filed by Fresno Supreme, Inc., to subdivide approximately 32.9 acres of property into a 71-lot single family residential subdivision located on the west side of North Parkway Drive, south of West Herndon Avenue.

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

A. REFER BACK TO STAFF

Consideration of Rezone Application No. R-08-22, and environmental findings, filed by Sol Development, on behalf of Chris Mathys, pertaining to one parcel totaling 0.78 acres of property located on the northwest corner of West Shaw Avenue and Van Ness Boulevard.

1. Environmental Assessment No. R-08-22, determination of initial study to file a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 be adopted for Rezone Application No. R-08-22.
2. Rezone Application No. R-08-22 proposes to rezone the parcel from the R-P/BA-20-30 (*Residential and Professional Office/Boulevard Overlay with 20 foot and 30 foot setbacks*) zone district to the C-p/BA-20-30 (*Administrative and Professional Office/Boulevard Overlay with 20 foot and 30 foot setbacks*) zone district.

- Bullard Community Plan
- Council District 2 (Councilmember Borgeas)
- Staff Member: Bruce Barnes
- Staff Recommendation: Recommend Approval
- Will be considered by the City Council

B. CONTINUE TO MARCH 4, 2009

Consideration of Vesting Tentative Tract Map No. 5951/UGM, filed by Yamabe and Horn Engineering, Inc., on behalf of Westwood Bluffs, LLC, pertaining to approximately 4.38 acres of property located on the north side of West Herndon Avenue between North Warren and North West Avenues.

1. Vesting Tentative Tract Map No. 5951/UGM proposes a one-lot subdivision for the purposes of a condominium project on the subject property. The subject property has been developed as an 88-unit multiple family residential planned development for senior citizens. If approved, the proposed condominium project will facilitate individual ownership of respective dwelling units and establish or designate jointly owned and shared areas and facilities on the subject property.

- Bullard Community Plan
- Council District 2 (Councilmember Borgeas)
- Staff Member: Will Tackett
- Staff Recommendation: Recommend Approval
- May be considered by the City Council

IX. SCHEDULED ORAL COMMUNICATIONS

- A. Appearance by Thomas Beggs to discuss food vending trailer/vehicle in the parking lot of a unified shopping center (Kearney Palms located Fresno and C Streets).

X. REPORT BY SECRETARY

A. PARCS and CFD Workshop

- Staff Member: PARCS Department and Public Works Department

B. Workshop on Planning Commission Rules and Procedures Part 2.

1. Items to be discussed include noticing requirements; Plan Amendment Cycle; meeting time, length of meetings, agenda coordination; length of presentations and rebuttals; Commission-initiated projects; workshops; electronic staff reports; and topics related to the Planning Commission powers, duties, and procedures.

- Staff Member: Planning and Development Department

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)

March 4, 2009 -- Fancher Creek Development Agreement

March 11, 2009 -- Special Planning Commission Meeting to consider South Stadium Project

March 18, 2009 – Workshop on Drive-Through Service Windows