City of Fresno

City Hall Council Chamber
2600 Fresno Street

Meeting Agenda - Final

Wednesday, July 20, 2016

6:00 PM

City Hall Council Chamber
2600 Fresno Street

Planning Commission

Chairperson Serop Torossian
Vice Chair Rojelio Vasquez
Commissioner Cary Catalano
Commissioner Lawrence Garcia
Commissioner Jaime Holt
Commissioner Luisa Medina
Commissioner Randy Reed

The Planning Commission welcomes you to the City Council Chambers, located in City Hall, 2nd Floor, 2600 Fresno Street, Fresno, California 93721.

The City of Fresno's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. The meeting room is physically accessible. If, as an attendee or participant at the meeting, you need additional accommodations such as interpreters, signers, assistive listening devices, or the services of a translator, please contact the Office of the City Clerk at (559) 621-7650 or clerk@fresno.gov. To ensure availability, you are advised to make your request at least 48 hours prior to the meeting. The agenda and related staff reports are available at www.fresno.gov, as well as in the Office of the City Clerk.

La Comisión de Planificacion le da la bienvenida a la cumara del conseso (City Council Chambers), ubicada en la Alcaldía (City Hall), do piso, 2600 Fresno Street, Fresno, California 93721.

El objetivo de la Ciudad de Fresno es cumplir con la Ley de Americanos con Discapacidades (ADA) en todo aspecto. La sala para juntas es físicamente accesible. Si usted, como asistente o participante de la junta, necesita acomodaciones adicionales como intérpretes, lenguaje de señas, aparatos auditivos, o los servicios de un traductor, por favor comuníquese con la Oficina del Secretario Municipal llamando al (559) 621-7650 o al el clerk@fresno.gov. Para asegurarse de la disponibilidad, se le recomienda llamar y hacer su petición por lo menos 48 horas antes de la junta. La agenda y los reportes de personal correspondientes están disponibles en www.fresno.gov, o también en la Oficina del Secretario Municipal.

Tso Planning Commission tos txais koj rau City Council Chambers, nyob rau hauv City Hall, 2nd Floor, 2600 Fresno Street, Fresno, California 93721.

Lub hom phiaj ntawm nroog Fresno yuav ua kom tau txhua yam raw li txoj cai American with Disabilities Act (ADA) kom fwm txhua tus. Lub rooj sab laj txhua tus yuav tsum muaj feem koom kom tau, txawm yog cov tuaj koom, cov muaj feem rau lub rooj sab laj, yuav tsum kom muaj kev pab rau sawv daws xws li txhais lus, piav tes, tej twj mloog pob ntseg los yog ib tug txhais lus, thov hu rau Office of the City Clerk ntawm (559) 621-7650 los sis clerk@fresno.gov. Yuav kom paub tseeb tias npaj tau rau koj, koj yuav tsum tau hais ua ntej 48 xuab moos ntawm lub rooj sab laj. Daim ntawv kom tswj thiab tej ntaub ntawv cov ua dej num yuav coj los ceeb tshaj muaj nyob rau ntawm www.fresno.gov, los sis ntawm Office of the City Clerk.

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.

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.

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 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 events 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

A. ID16-858

Consideration of Plan Amendment Application No. A-16-005, Rezone Application No. R 16 006, Development Permit Application No. D-16-031 and related Environmental Assessment No. A-16-005/R-16-006/D-16-031, filed by Nick Yovino Jr. of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC. These applications pertain to approximately ±2.27 acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues.

RECOMMENDATION

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-16-005/R-16-006/D-16-031 dated June 3, 2016 for purposes of the proposed project.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-005 proposing to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for the subject property from Medium Low Density Residential planned land use to the Medium High Density Residential planned land use designation.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-006 to rezone the subject property from

the RS-4/UGM (Residential Single Family, Medium low Density/Urban Growth Management) zone district to the RM-1/UGM (Residential Multiple Family, Medium High Density/Urban Growth Management) zone district.

4. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. D-16-031 proposing a gated, 34-unit multiple family residential development in three buildings with enhanced architectural features, including concrete roof tiles, stucco and stone veneers, decorative railings and window treatments, and courtyards central to each building. Landscaping for the project is dense along property lines to promote privacy and within the project to compliment architectural features and a colored concrete entry drive, landscaping, and wrought iron fencing along East Shepherd Avenue, subject to the Conditions of Approval dated July 6, 2016.

   - Woodward Park Community Plan
   - Council District 6 (Councilmember Brand)
   - Staff Recommendation: Approval
   - Staff Member: Bonique Emerson
   - Will be considered by the City Council

VIII. NEW MATTERS

A. ID16-856

Consideration of Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045, Variance Application No. V-16-006 and related Environmental Assessment No. A-16-007/D-16-045/V-16-006, filed by Michael Boone of Teter Architects & Engineers, on behalf of PG&E. These applications pertain to approximately 8.71 acres of property located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Negative Declaration prepared for Environmental Assessment No. A-16-007/D-16-045/V-16-006 dated June 17, 2016.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-007 proposing to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan by repealing Official Plan Line No. 80 for G Street between East Divisadero Street and West Belmont Avenue.

3. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. D-16-045 proposing upgrades to PG&E's General Construction Division service center yard which will include the replacement of existing building with new pre-manufactured metal structures, reconfiguration of operational site, off-site improvements and installation of new above-ground ballistic fuel storage tanks, subject to the Conditions of Approval dated July 20, 2016.

4. RECOMMEND APPROVAL (to the City Council) of Variance Application No. V-16-006 requesting authorization to increase the permitted wall height from seven feet to eight feet for the proposed screen wall.

   - Edison Community Plan and Fresno-Chandler Downtown Airport Specific Plan
   - Council District 3 (Councilmember Baines)
   - Staff Recommendation: Recommend Approval (to the City Council)
   - Staff Member: Christopher Lang
   - Plan Amendment, Development Permit and Variance to 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 Development and Resource Management Department (telephone: 559-621-8277) at least 10 days before the desired appearance date.

XII. ADJOURNMENT

UPCOMING MATTERS (dates subject to change)