



# PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

Commission Members  
SEROP TOROSSIAN, Vice Chair  
RAMA DAWAR  
ANDY HANSEN-SMITH  
LUISA MEDINA  
RANDY REED  
ROJELIO VASQUEZ

Development and Resource Management  
Director/Commission Secretary  
JENNIFER K. CLARK

Deputy City Attorney  
TALIA KOLLURI-BARBICK

*The Planning Commission welcomes you to this meeting.*

**August 7, 2013**

**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](http://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 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 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 peb 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.

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**

- A. [Consider Vesting Tentative Tract Map No. 5892/UGM, filed by Gary G. Giannetta, on behalf of Copper River 74 Inc. This application pertains to approximately 32.79 acres of vacant property located between North Friant Road and East Copper Avenue, within the Copper River Ranch Master Planned Community.](#)
1. **ADOPT Environmental Assessment No. T-5892** recommending that a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) be adopted for the vesting tentative tract map.
  2. **APPROVE Vesting Tentative Tract Map No. 5892/UGM** which proposes to subdivide approximately 11.72 acres of the subject property into a 64 lot single-family residential subdivision.
    - Woodward Park Community Plan
    - Council District 6 (Councilmember Brand)
    - Staff Recommendation: Recommend Approval
    - Staff Member: Israel Trejo
    - May be considered by the City Council if appealed

## **VIII. NEW MATTERS**

- A. [Consideration of Text Amendment Application No. TA-13-003 and related environmental finding for Environmental Assessment No. EA-13-003 to be applied on a city-wide basis.](#)
1. **RECOMMEND APPROVAL to the City Council** of the environmental finding of Environmental Assessment No. EA-13-003, approving a Finding of Conformity for the project.
  2. **RECOMMEND APPROVAL to the City Council** of Text Amendment Application No. TA-13-003 to add medical offices, therapy offices and delicatessens land uses to the C-R district.
    - Citywide Application
    - Staff Recommendation: Recommend approval
    - Staff Member: Bruce Barnes
    - Will be considered by the City Council

**VIII. NEW MATTERS (Continued)**

**B. [Consideration of Text Amendment Application No. TA-13-004 and related environmental finding for Environmental Assessment No. TA-13-004 relating to Termination of Rights for special permits.](#)**

1. **RECOMMEND APPROVAL to the City Council** of the environmental finding of exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) of the CEQA Guidelines which exempts projects that clearly will have no significant effect on the environment.
2. **RECOMMEND APPROVAL to the City Council** of Text Amendment Application No. TA-13-004.
  - Citywide Application
  - Staff Recommendation: Recommend approval
  - Staff Member: Bruce Barnes
  - Will be considered by the City Council

**C. [Consider Conditional Use Permit Application No. C-13-007 and related environmental finding, filed by Robin Tani on behalf of John Cerda, pertaining to 0.62 acre of property located on the southeast corner of East Olive and North Delphia Avenues. \(Recommend continuance to September 4, 2013\)](#)**

- Fresno High-Roeding Community Plan
- Council District 3 (Councilmember Baines)
- Staff Recommendation: Continue matter to September 4, 2013
- Staff Member: Israel Trejo
- May 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)