



# PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

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

Development and Resource Management  
Director/Commission Secretary  
JENNIFER K. CLARK  
  
Senior Deputy City Attorney  
TALIA KOLLURI-BARBICK

*The Planning Commission welcomes you to this meeting.*

**August 20, 2014**

**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 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 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.

**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. ELECTION OF PLANNING COMMISSION OFFICERS**

A. Elect Planning Commission Officers.

**VII. REPORTS BY COMMISSIONERS**

**VIII. CONTINUED MATTERS**

**IX. NEW MATTERS**

A. [Consider Plan Amendment Application No. A-14-002, Rezone Application No. R-14-002, Conditional Use Permit Application No. C-14-012, pertaining to 8.21 acres of property located on the north side of North Figarden Drive between West Bullard and North Gates Avenues. These applications were filed by Giorgio Russo of Ginder Development on behalf of the John Allen Company. Applicant proposes the construction of a gated multiple family residential development consisting of 40 single-story duplexes \(80 dwelling units\), a clubhouse, and community pool for tenants 55 years of age and older. \(A lot line adjustment has also been filed.\)](#)

1. **RECOMMEND APPROVAL (to the City Council)** of the adoption of a Mitigated Negative Declaration of Environmental Assessment (EA) No. A-14-002/R-14-002/C-14-012.
2. **RECOMMEND APPROVAL (to the City Council)** of Plan Amendment Application No. A-14-002 to change the 2025 Fresno General Plan and the Bullard Community Plan from the community commercial planned land use designation to the medium-high density residential land use designation on the subject property.
3. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-14-002 to amend the Official Zone Map to reclassify the subject property from the C-2/BA-20/UGM/cz (*Community Shopping Center/Boulevard Area Overlay, 20 feet/Urban Growth Management/ conditions of zoning*) zone district to the R-2/BA-20/UGM (*Low Density Multiple Family Residential/Boulevard Area Overlay, 20 feet/Urban Growth Management*) zone district.
4. **APPROVE** Conditional Use Permit Application No. C-14-012, which would allow the construction of a gated multiple family residential development consisting of 40 single-story duplexes (80 dwelling units), a clubhouse, and community pool for tenants 55 years of age and older, contingent upon City Council approval of the related Plan Amendment and Rezone applications and the Environmental Assessment.

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

**IX. NEW MATTERS (Continued)**

B. [Consideration of Plan Amendment No. A-10-001 and related Environmental Assessment for an Official Plan Line \(OPL\) for East McKinley Avenue from Temperance to Fowler Avenues.](#)

1. **RECOMMEND APPROVAL (to the City Council)** of the adoption of the Mitigated Negative Declaration which was prepared for Plan Amendment Application No. A-10-001.
  
2. **RECOMMEND APPROVAL (to the City Council)** of Plan Amendment A-10-001, an Official Plan Line (OPL) for East McKinley Avenue from North Temperance to North Fowler Avenues and amendment of Fresno's 2025 General Plan to repeal the entire section of the current McKinley alignment located between North Clovis and North Temperance Avenues. The Plan Amendment also includes reclassification of East McKinley Avenue (and corresponding OPL) from an Arterial to a Collector between Fowler and Temperance Avenues.
  - McLane Community Plan
  - Council District 4 (Councilmember Caprioglio) and unincorporated area of Fresno County
  - Staff Recommendation: Recommend Approval
  - Staff Member: Lauren Filice
  - Will be considered by the City Council

**IX. NEW MATTERS (Continued)**

C. [Consideration of Official Plan Line modification and related Environmental Assessment No. EA-14-018, for West McKinley Avenue from North Blythe to North Marks Avenues.](#)

1. **RECOMMEND APPROVAL (to the City Council)** of the adoption of the Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 and Mitigated Negative Declaration (MND) No. A-09-01, prepared for Environmental Assessment Application No. EA-14-018.

2. **RECOMMEND APPROVAL (to the City Council)** of an Official Plan Line (OPL) modification for the West McKinley Avenue alignment from North Blythe Avenue to approximately 265 feet east of North Marks Avenue. The proposed OPL modification is solely for the purpose of clarifying the existing plan line identified in the City of Fresno's 2025 General Plan. The OPL modification is being proposed to establish a narrower cross-section for the West McKinley Avenue right-of-way to accommodate existing development of the adjacent surrounding properties.

- West Area Community Plan
- Council District 3, Councilmember Baines
- Staff Recommendation: Recommend Approval
- Staff Member: Lauren Filice
- Will be considered by the City Council

**X. REPORT BY SECRETARY**

**XI. SCHEDULED ORAL COMMUNICATIONS**

**XII. 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.

**XIII. ADJOURNMENT**

**UPCOMING MATTERS**

*(Dates subject to change)*