

City of Fresno

*City Hall Council Chamber
2600 Fresno Street*



Meeting Agenda - Final

Wednesday, January 20, 2016

6:00 PM

Regualr Session

**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 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.

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 limpam 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 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 - Meeting Minutes for October 7, 2015
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. [ID16-093](#) Consider an appeal regarding Conditional Use Permit Application No. C-15-179 approved by the Development and Resource Management Department Director for property located on the northwest corner of North Blackstone and East Home Avenues abutting the westerly boundary of the Burlington Northern Santa Fe railroad tracks south of East McKinley Avenue. The property is located along the Blackstone Avenue Bus Rapid Transit Corridor.

1. ADOPT a Finding of Conformity with the Master Environmental Impact Report prepared for the Fresno General Plan (SCH No. 2012111015), for Environmental Assessment No. C-15-179 dated December 18, 2015.

2. DENY the appeal and UPHOLD the action of the Development and Resource Management Department Director approving Conditional Use Permit Application No. C-15-179, for construction of a four-story mixed-use development consisting of 91 affordable residential units, community room, on-site parking, and ± 8,500 square feet of ground floor retail space subject to the Conditions of Approval dated December 18, 2015.

- Fresno High-Roeding Community Plan and Tower District Specific Plan
- Council District 1 (Councilmember Soria)
- Staff Recommendation: Deny the appeal & Uphold the action of the Director
- Staff Member: McKencie Contreras
- May be considered by the City Council on appeal

B. [ID16-052](#)

Consideration of Conditional Use Permit Application No. C-15-102 and related Environmental Assessment No. C-15-102, filed by Steve Kalpakoff, on behalf of Tom Spino of Spino's Nursery, and pertains to 1.03 acres of property located on the west side of North Clovis Avenue between East Belmont Avenue and East Tulare Street.

1. ADOPT Environmental Assessment No. C-15-102, dated December 16, 2015, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 1 and Class 32 Categorical Exemption.

 2. DENY the appeal and UPHOLD the action of the Development and Resource Management Department Director approving Conditional Use Permit Application No. C-15-102, which requests authorization to establish an outdoor Farmers Market with 10 vendor booths and a food truck.
- Roosevelt Community Plan

- Council District 5 (Councilmember Quintero)
- Staff Recommendation: Deny the appeal and Uphold the action of the Director
- Staff Member: Chris Lang
- May be considered by the City Council on appeal

C. [ID16-094](#)

Consider Plan Amendment Application No. A-15-007, Rezone Application No. R-15-016 and related environmental finding filed by the Development and Resource Management Department Director pertaining to the following:

1. RECOMMEND APPROVAL (to the City Council) of Environmental Assessment No. A-15-007, R-15-016, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-15-007 to amend the Fresno General Plan (Figure LU-1: Land Use and Circulation Map, and Figure LU-2: Dual Designation Diagram), the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan, as described in Exhibit A.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-15-016 to update the Zoning Map of the City of Fresno by adopting the Proposed Zoning Map and Overlay District Map consistent with the City of Fresno General Plan Land Use and Circulation Map adopted on December 18, 2014, and as subsequently amended, as described in Exhibit B. All conditions of zoning will remain in effect.

- Citywide Application
- Staff Recommendation: Approve
- Will 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)