



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.

July 17, 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.**

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 – Meeting Minutes of and June 17, 2013
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. [Consider Conditional Use Permit Application No. C-13-001 and its related environmental finding, filed by Bill Robinson of Sol Development Associates on behalf of John Ashley of Baronet and Company, and pertains to 4.05 acres of property located on the east side of North Cecelia Avenue between West Ellery Way and West Sierra Avenue, adjacent to the Burlington Northern Santa Fe Railroad line.](#)
1. **APPROVE Environmental Assessment No. R-11-004/C-13-001:** Recommends that a Finding of Conformity be adopted for the proposed project.
 2. **APPROVE Conditional Use Permit Application No. C-13-001:** Requests authorization to construct 32 townhouses and multi-level residential units with attached garages in a gated complex. The overall density will be approximately 7.9 dwelling units per acre.
 - Bullard Community Plan
 - Council District 2 (Councilmember Brandau)
 - Staff Recommendation: Recommend approval
 - Staff Member: Bonique Emerson
 - May be considered by the City Council, if appealed
- B. [Consider Policy and Procedure No. G-004 titled "Wireless Telecommunication Facilities". This proposed policy slightly modifies the Department's existing policy approved in 2006. The primary purpose of this revised policy is to bring the policy into conformance with a section of the Middle Class Tax Relief and Job Creation Act of 2012 that deals with telecommunication facilities \(H.R. 3630-77 Sec 6409\). The only major change from the 2006 policy contained in this document is that a definition of "substantial change" has been added. In addition, the requirements for modifications to existing wireless telecommunication facilities have been clarified.](#)
1. **Recommend Approval to the City Council** that a Finding of No. Possibility be adopted for the proposed policy.
 2. **Recommend Approval to the City Council** of proposed Policy and procedure No. G-004, Wireless Telecommunications Facilities
 - Citywide
 - Staff Recommendation: Recommend approval
 - Staff Member: Bonique Emerson
 - Will be considered by the City Council
- C. [Consider Rezone Application No. R-12-001 and Conditional Use Permit Application No. C-12-047, filed by Joseph Guagliardo, on behalf of Jim and Isabel Medina and pertains to approximately 0.19 acres of property located on the southeast corner of North Van Ness Boulevard and East Princeton Avenue.](#)
1. **RECOMMEND APPROVAL (to the City Council)** of the adoption of the Finding of Conformity prepared for Environmental Assessment No. R-12-001/C-12-047 for the purpose of the proposed rezone application.

2. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-12-001 requesting authorization to modify the existing conditions of zoning of the subject property listed in Ordinance No. 2006-26 for Rezone Application No. R-04-048.
 3. **APPROVE** the Finding of Conformity prepared for Environmental Assessment No. R-12-001/C-12-047 for the purpose of the proposed Conditional Use Permit application, contingent upon City Council approval of Rezone Application No. R-12-001 and the related environmental assessment.
 4. **APPROVE** Conditional Use Permit Application No. C-12-047 subject to the findings included within the Staff Report to the Planning Commission dated July 17, 2013; compliance with the Conditions of Approval dated July 17, 2013; and, contingent upon City Council approval of Rezone Application No. R-12-001 and the related environmental assessment.
 - Fresno High-Roeding Community Plan
 - Council District 1 (Councilmember Xiong)
 - Staff Recommendation: Recommend Approval
 - Staff Member: McKencie Contreras
 - Rezone and Conditional Use Permit will be considered by the City Council
- D. [Consider Tentative Tract Map No. 6029/UGM filed by The August Company, on behalf of Ajit Singh Gill. The subject property is located on the south side of the West Gettysburg Avenue alignments between North Polk and North Cornelia Avenues](#)
1. **ADOPT Environmental Assessment No. T-6029** recommends that the Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 and the Mitigated Negative Declaration be prepared for Plan Amendment No. A-09-02 (Air Quality MND) dated June 14, 2013, be adopted for Tentative Tract Map No. 6029/UGM.
 2. **APPROVE Tentative Tract Map No. 6029/UGM** proposes to subdivide the approximately 4.15 net acre subject property for the purpose of creating a 23-lot conventional single family residential public street development at a density of approximately 5.54 dwelling units per acre. The proposed project will also involve installation and construction of public facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno.
 - West Area Community Plan
 - Council District 1 (Councilmember Xiong)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Will Tackett
 - May be considered by the City Council
- E. [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

F. [Consider Rezone Application No. R-12-009 filed by Ron Wathen of Quad Knopf, Inc., pertaining to approximately 476 acres of property located within the Fancher Creek Development Project Area.](#)

1. **APPROVE** addendum to Environmental Assessment No. R-12-009, in accordance with Section 15164 of the California Environmental Quality Act Guidelines.
2. **RECOMMEND APPROVAL (to the City Council)** of the adoption of the Finding of Conformity prepared for Environmental Assessment No. R-12-009 for the purpose of the proposed rezone application with the addendum.
3. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-12-009 requesting authorization to remove conditions of zoning approved by Ordinance Bill No. 2005-51 as part of Rezone Application No. R-04-014 and Ordinance Bill No. 2005-138 as part of Rezone Application No. R-05-050.

- Roosevelt Community Plan
- Council District 5 (Councilmember Quintero)
- Staff Recommendation: Recommend Approval
- Staff Member: McKencie Contreras
- 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)