



PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

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

Development and Resource Management Department
KEITH BERGTHOLD
Assistant Director/Planning Commission Secretary

Deputy City Attorney
TALIA KOLLURI-BARBICK

The Planning Commission welcomes you to this meeting.

July 25, 2012

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 xovtoo: 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. Any testimony that references race, religion, economic status, national origin, shall be deemed out of order, irrelevant and will not be considered by the Commission in making its land use determinations.

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 June 20, 2012
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

A. [Consider Conditional Use Permit Application No. C-11-178 and Vesting Tentative Tract Map No. 6003/UGM. These applications have been filed by The McCaffrey Group and pertain to approximately 13.83 net acres of property located on the southeast corner of the intersection of East Copper and North Maple Avenues.](#)

1. **AFFIRM Environmental Assessment No. A-11-012/R-11-018/C-11-178/T-6003** recommending that the finding of a Mitigated Negative Declaration dated June 08, 2012 be affirmed for the proposed 118-lot single family residential subdivision and planned development of the subject property pursuant to Vesting Tentative Tract Map No. 6003/UGM and Conditional Use Permit Application No. C-11-178.
2. **APPROVE Conditional Use Permit Application No. C-11-178** requesting authorization for the development of a 118-unit single family residential, gated, private street planned development with modified property development standards at an overall density of approximately 8.53 dwelling units per acre.
3. **APPROVE Vesting Tentative Tract Map No. 6003/UGM** proposes to subdivide the subject property for the purposes of creating 118 single family residential lots and an additional five Outlots for private street and common open space purposes within the proposed planned development.
 - Woodward Park Community Plan
 - Council District 6 (Councilmember Brand)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Will Tackett
 - May be considered by the City Council

B. [Consider Conditional Use Permit Application Amendment No.C-12-032 and related environmental findings for approximately 38.93 acres of property located at 8550 N. Friant Road / 175 E Audubon Drive, bounded by North Friant Avenue, North Fresno Street, East Audubon Drive and East Cole Avenue. The applicant requests authorization to construct a 25,000 square foot specialty food store within the Fresno 40 project, originally approved pursuant to Conditional Use Permit No. C-08-157. The proposed project is located within the C-2/UGM/cz \(Community Shopping Center/Urban Growth Management/conditions of zoning\) zone district, the Woodward Park Community Plan and the 2025 Fresno General Plan areas.](#)

1. **AFFIRM the Director's finding that Conditional Use Permit Amendment Application No. C-12-032 is within the scope of Environmental Impact Report No. 10142 (SCH No. 2001021030)** certified by the Fresno City Council on December 16, 2008 for the project and that no further environmental review is required.
2. **APPROVE Conditional Use Permit Amendment Application No. C-12-032** was filed by Richard Fairbank, on behalf of DeWayne Zinkin and requests authorization to construct a 25,000 specialty food store within the Fresno 40 project.
 - Woodward Park Community Plan
 - Council District 6 (Councilmember Brand)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Sophia Pagoulatos
 - 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 Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XII. ADJOURNMENT

UPCOMING MATTERS

(Dates subject to change)