



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.

May 21, 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.**

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 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

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. Consideration and Approval of Planning Commission Resolution denying the appeal of Appellants Michael Occhionero and Vincenza Occhionero of the Development and Resource Management Director's Revocation of Site Plan No. S-96-76 and Major Revised Exhibit S-11-57 and approving the revocation of Site Plan Review No. S-96-76 and Major Revised Exhibit No. S-11-57 related to property located at 2680 N. Miami Avenue, Fresno, California.

- McLane Community Plan Area
- Council District 4 (Councilmember Caprioglio)
- Staff Recommendation: Recommend Approval
- Staff Member: City Attorney's Office
- May be considered by the City Council on appeal

B. Consider Text Amendment Application No. TA-14-002 and related environmental finding to be applied on a citywide basis. Text Amendment Application No. TA-14-002 proposes to amend Chapter 12 of the Fresno Municipal Code, Section 12-4.508-E relating to UGM Fire Stations/UGM Development Restrictions. The text amendment would allow the Fire Chief to determine if the Fire Department's physical response time is equivalent to running distance.

1. **RECOMMEND APPROVAL to the City Council** that Environmental Assessment No. TA-14-002, be adopted for the project, which finds that pursuant to CEQA Guidelines section 15061(b)(3), there is no possibility that this project may have a significant effect on the environment.

2. **RECOMMEND APPROVAL to the City Council** that Text Amendment No. TA-14-002, amending Section 12-4.508-E of the Fresno Municipal Code, be adopted.

- Citywide Application
- Staff Recommendation: Recommend Approval
- Staff Member: Sophia Pagoulatos
- Will be considered by the City Council

VII. CONTINUED MATTERS (Continued)

C. [Text Amendment Application No. TA-14-001 and related environmental finding to be applied on a citywide basis. Text Amendment Application No. TA-14-001 proposes to amend Chapter 12 of the Fresno Municipal Code by establishing operational and geographical parameters for payday lending establishments.](#)

1. **RECOMMEND APPROVAL to the City Council** that Environmental Assessment No. TA-14-001, be adopted for the project, which finds that pursuant to CEQA Guidelines section 15061(b)(3), there is no possibility that this project may have a significant effect on the environment.
2. **RECOMMEND APPROVAL to the City Council** that Text Amendment No. TA-14-001, amending Sections 12-220.3, 12-222.3, 12-231.5, 12-105.P, and 12-306.N.17 of the Fresno Municipal Code, be adopted.

- Citywide Application
- Staff Recommendation: Recommend Approval
- Staff Member: Sophia Pagoulatos
- Will be considered by the City Council

D. [Consider R-13-014 and related environmental finding filed by Mike Hamzy of Harbison International, Inc., pertaining to a 0.62 acre property located on the west side of North Winery between East Washington and East McKenzie Avenues.](#)

1. **RECOMMEND APPROVAL (to the City Council)** of the adoption of a Finding of Conformity for Environmental Assessment No. R-13-014/TPM 2013-03 dated April 4, 2014;
2. **RECOMMEND APPROVAL (to City Council)** of Rezone Application No. R-13-014 to amend the Official Zone Map to reclassify the subject property from the R-A (*Single Family Residential Agricultural*) zone district to the R-1 (*Single Family Residential*) zone district. If approved, Rezone Application will facilitate approval of a proposed residential subdivision of an approximately 0.41 acre portion of the subject property into three parcels in accordance with Tentative Parcel Map No. 2013-03. Any action related to Tentative Parcel Map No. 2013-03 is temporarily suspended until the Fresno City Council takes action on the proposed rezone application.

- Roosevelt Community Plan
- Council District 7 (Councilmember Olivier)
- Staff Recommendation: Approval
- Staff Member: Bruce Barnes
- Will be considered by City Council

VII. CONTINUED MATTERS (Continued)

E. [Consider an appeal of the Development and Resource Management Department Director's action to approve Conditional Use Permit Application No. C-14-011. This application proposes to relocate Old Doc's Food and Liquor Store to a new space within the shopping center. The owner of the liquor store \(Manpreet Kaur\) has a ABC Type 21 alcohol license \(package store selling beer, wine, and distilled spirits for consumption off the premises\). The property is in the C-1 \(Neighborhood Shopping Center\) zone district. The address of the site is 3021 West Bullard Avenue.](#)

1. **APPROVE Environmental Assessment No. C-14-011** finding that the proposed project is exempt from CEQA through a Class I 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-14-011** proposing to relocate the original 8,000 square foot Old Doc's Food and Liquor Store to a new 3,000 square foot space within the same shopping center and to extend the hours of operation.

- Bullard Community Plan
- Council District 2 (Councilmember Brandau)
- Staff Recommendation: Deny appeal, uphold Director's decision
- Staff Member: Christopher Preciado
- May be considered by the City Council

F. **CONTINUED TO JUNE 4, 2014**

Consider Conditional Use Permit Application C-14-023 filed by filed by Todd Peek of Peek Site-Com on behalf of AT&T, pertains to 4.15 acres property located at the northwest corner of North West and West Bullard Avenues.

1. **DENY** Conditional Use Permit Application No. C-14-023 which proposes to replace an existing 36 inch (3 ft.) diameter cellular tower radome (fiberglass antenna enclosure) with a new 96 inch (8 ft.) diameter radome (fiberglass antenna enclosure).

- Bullard Community Plan
- Council District 2 (Councilmember Brandau)
- Staff Recommendation: Recommend Denial
- Staff Member: Bonique Emerson
- May be considered by the City Council

VIII. NEW MATTERS

A. [Consider Conditional Use Permit Application No. C-13-137, Vesting Tentative Tract Map Nos. 6059 and 6060, and related environmental findings filed by Gary G. Giannetta Civil Engineering and Land Surveying on behalf of FFDA Properties, LLC., pertaining to approximately 2.30 acres of property bounded by Van Ness Avenue, Calaveras, Fulton, and Stanislaus Streets.](#)

1. **ADOPT** the environmental finding of the Mitigated Negative Declaration prepared for Environmental Assessment No. C-13-137/T-6059/T-6060 dated May 01, 2014, for purposes of the proposed project.
2. **APPROVE** Conditional Use Permit Application No. C-13-137 requesting authorization for the development of an 85-unit residential and office/commercial mixed use development on the subject property.
3. **APPROVE** Vesting Tentative Tract Map No. 6059 proposing to subdivide an approximately 0.35 acre portion of the subject property for the purpose of creating a one common-lot airspace subdivision of the same portion of the subject property for condominium purposes.
4. **APPROVE** Vesting Tentative Tract Map No. 6060 proposing to subdivide an approximately 1.95 acre portion of the subject property for the purpose of creating a one common-lot airspace subdivision of the same portion of the subject property for condominium purposes.
 - Central Area Community Plan, Fulton/Lowell Specific Plan
 - Council District 3 (Councilmember Baines)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Will Tackett
 - May be considered by City Council on appeal

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)