



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

Deputy City Attorney
TALIA KOLLURI-BARBICK

The Planning Commission welcomes you to this meeting.

November 6, 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 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 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 October 23, 2013
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

A. [Consideration of Plan Amendment Application No. A-07-012; Rezone Application No. R-07-008; Vesting Tentative Tract Map No. 5915/UGM; and, Environmental Impact Report No. 10140 \(Sch No. 2007121033\) filed by Granville Homes and pertaining o 430 Acres for the “Westlake” Development Project bounded by West Gettysburg, West Shields, North Garfield and North Grantland Avenues.](#)

1. **RECOMMEND CERTIFICATION (to the City Council)** of the Final Environmental Impact Report (EIR) No. 10140 (SCH No. 2007121033), for the “Westlake” Development Project; including comments received on the Draft EIR, the responses to those comments and other information added in compliance with the California Environmental Quality Act (CEQA) (Final EIR, October 2013).
2. **RECOMMEND to the City Council** that it consider adopting an appropriate statement of overriding considerations because significant, unavoidable environmental impacts may result from the “Westlake” Development Project.
3. **RECOMMEND APPROVAL (to the City Council)** of Plan Amendment Application No. A-07-012 to amend the 2025 Fresno General Plan and West Area Community Plan to:
 - a) Amend the planned land use designations within the proposed project boundary in accordance with the attached Exhibit “E” of the staff report; and, which does the following:

Planned Land Use	(from) Existing Acreage	(to) Proposed Acreage
Medium Low Density Residential	±194 ac.	±82.42 ac.
Medium Density Residential	±102 ac.	±207 ac.
Medium High Density Residential	±61 ac.	±38.83 ac.
Office Commercial	±11 ac.	N/A
Neighborhood Commercial	±19 ac.	±7.45 ac.
Community Commercial	N/A	±22.87 ac.
Public Facility (Elementary School)	±17 ac.	±15.75 ac.
Open Space	±19 ac.	±55.68 ac.
Ponding Basin	±7 ac.	N/A

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- b) Amend the Transportation Element in accordance with the attached Exhibit “E” of this report, including: (1) Removal of portions of East Ashlan and East Dakota Avenues, thereby bifurcating the respective major street segments between North Garfield and North Grantland Avenues, on the Major Streets and Highways Plan; (2) Designation of the proposed “Westlake Loop” street and its segment connecting southerly to West Shields Avenue as a Collector Street on the Major Streets and Highways Plan; (3) Re-designating the remaining segment of East Ashlan Avenue west of the proposed Westlake Loop and connecting to North Garfield Avenue as a Collector Street on the Major Streets and Highways Plan; and, (5) An amendment to the Official Plan Lines of West Gettysburg Avenue (OPL No. 111) as recorded on July 16, 1987 in Volume 7 of Precise Plans at Pages 7 through 28, Fresno County Records.

- c) Relocate (and revise the shape of) Ponding/recharge Basin ‘CD’, which is currently planned to be located within the project boundary, to the southwest corner of West Shields and North Grantland Avenues in the County of Fresno; and, revise the boundaries of Drainage Districts ‘CD’ and ‘CG’ on the Storm Drainage and Flood Control Master Plan.

4. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-07-008 to prezone/rezone property within the project boundary in accordance with the attached Exhibit “F” of the staff report; and, which does the following:

Zone District	(from) Existing Acreage	(to) Proposed Acreage
R-1/UGM <i>(Single Family Residential District / Urban Growth Management)</i>	±262 ac.	±305.17 ac.
R-2/UGM <i>(Low Density Multiple Family Residential District / Urban Growth Management)</i>	±40 ac.	±38.83 ac.
C-1/UGM <i>(Neighborhood Shopping Center District / Urban Growth Management)</i>	±19 ac.	±7.45 ac.
C-2/UGM <i>(Community Shopping Center District / Urban Growth Management)</i>	N/A	±22.87 ac.
O/UGM <i>(Open Space District / Urban Growth Management)</i>	N/A	±55.68 ac.

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AE-5/UGM (Exclusive Five-Acre Agricultural District / Urban Growth Management)	±19 ac.	N/A
AE-20 (County) (Exclusive 20-Acre Agricultural District)	±90 ac.	N/A

5. **APPROVE** Vesting Tentative Tract Map No. 5915/UGM to subdivide the subject property into 29 lots, which will be further subdivided and developed in the future, and one outlot that will be dedicated for open space (lake feature) in accordance with the Westlake Project master development plan and the Conditions of Approval dated October 23, 2013. Approval is contingent upon City Council certification of Environmental Impact Report No. 10140 (Sch No. 2007121033), approval of Plan Amendment Application No. A-07-012, and approval of Rezone Application No. R-07-008. Modifications to any of those documents by the Council that render VTTM No. 5915 potentially in conflict with those documents shall require that VTTM No. 5915 return to the Planning Commission for final consideration. The entirety of the subject property will require annexation to the City of Fresno and detachment from the Kings River Conservation District and North Central Fire Protection District; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission.

- West Area Community Plan
- Council District 1 (Councilmember Xiong)
- Staff Recommendation: Recommend Approval
- Staff Member: Will Tackett
- Will be considered by the City Council

VIII. NEW MATTERS

A. [Consider Rezone Application No. R-07-014 and Vesting Tentative Tract Map No. 5571/UGM](#) filed by Jeff Callaway, on behalf of Lennar Communities. These applications pertain to approximately 55.83 acres of property located on the southwest corner of North Temperance and East Dakota Avenues. The Planning Commission will consider the following:

1. **RECOMMEND APPROVAL to the City Council Environmental Assessment No. R-07-014/T-5571** recommending a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) be adopted for the rezone application and vesting tentative tract map.
2. **RECOMMEND APPROVAL to the City Council Rezone Application No. R-07-014** to reclassify the subject site from R-A/UGM (*Single Family Residential-Agricultural District/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential District Urban Growth Management*) zone district.

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3. **APPROVE Vesting Tentative Tract Map No. 5571/UGM** to subdivide the subject property into a 273-lot single family residential subdivision. Approval is contingent upon City Council approval of the Finding of Conformity and approval of Rezone Application R-07-014 Modifications of either of those items by the Council that render VTTM No. 5571 potentially in conflict with them shall require that VTTM No. 5571 return to the Planning Commission for final consideration.

- McLane Area Community Plan
- Council District 4 (Councilmember Caprioglio)
- Staff Recommendation: Recommend Approval of the Rezone Application and approve the Vesting Tentative Tract Map
- Staff Member: Israel Trejo
- Will be considered by the City Council (Rezone Application only)

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)