



# 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 20, 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](http://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
- B. Communications

**V. CONSENT CALENDAR (Continued)**

C. Entitlements

- a. [Consider Rezone Application No. R-13-006 and related environmental findings](#), filed by Andrew Sargenti and Paula Fansler of Common Goal Development, Inc., pertaining to approximately 0.27 acres of property located at 835 North Echo Avenue on the west side of North Echo Avenue between East Thomas and East Dudley Avenues in the Tower District Specific Plan Area.
  - i. **RECOMMEND APPROVAL (to the City Council)** of the adoption of a Finding of Conformity for Environmental Assessment No. R-13-006/S-13-033; and
  - ii. **RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-13-006** to amend the Official Zone Map to reclassify the subject property from the R-1 (*Single Family Residential*) zone district to the R-2 (*Low Density Multiple Family*) zone district. City Council approval of Rezone R-13-006 would facilitate the restoration and conversion of an existing 2-story residential structure from a fiveplex to a triplex as proposed in Site Plan Review Application No. S-13-033. The Development and Resource Management Director will consider approval of Site Plan Review Application No. S-13-033 subsequent to City Council approval of the related Rezone Application.
    - Tower District Specific Plan
    - Fresno High-Roeding Community Plan
    - Council District 3 (Councilmember Baines)
    - Staff Recommendation: Recommend Approval of the Rezone Application
    - Staff Member: Robert Berend
    - Will be considered by the City Council (Rezone Application only)

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

A. [Consider Plan Amendment Application No. A-13-002, Rezone Application No. R-13-008 and Conditional Use Permit No. C-13-083, and related environmental findings, filed by Terra Mortensen, on behalf of Oakmont Senior Living LLC., pertaining to approximately 3.23 acres of property located on the north side of North Figarden Drive between West Bullard and North Gates Avenue.](#)

1. **RECOMMEND APPROVAL (to the City Council) of Environmental Assessment No. A-13-002/R-13-008/C-13-083** recommending a Mitigated Negative Declaration be adopted.
2. **RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-13-002** to amend the 2025 Fresno General Plan and Bullard Community Plan from the Community Commercial planned land use designation to the Medium-High Density Residential land use designation.
3. **RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-13-008** to amend the Official Zone Map to reclassify the subject property from the C-2/BA-20/UGM/cz (*Community Shopping Center/ Boulevard Area Overlay, 20 feet/Urban Growth Management/conditions of zoning*) zone district to the R-2/BA-20/UGM/cz (*Low Density Multiple Family Residential/Boulevard Area Overlay, 20 feet/Urban Growth Management/ conditions of zoning*) zone district.
4. **APPROVE** Conditional Use Permit Application No. C-13-083, which would allow for the development of a 77,496± square-foot 2-story building for a 77-unit residential care facility for the elderly, contingent upon City Council approval of the related Plan Amendment and Rezone applications and Environmental Assessment.
  - Bullard Community Plan
  - Council District 2 (Councilmember Brandau)
  - Staff Recommendation: Recommend Approval of the Plan Amendment and Rezone Application
  - Staff Member: Bruce Barnes
  - Will be considered by the City Council

**VIII. NEW MATTERS (Continued)**

B. [Consider Plan Amendment Application No. A-10-002, Rezone Application No. R-10-002, Conditional Use Permit Application No. C-10-039, and related environmental findings filed by Scott Vincent, on behalf of Brian Avery, and pertaining to ± 4.37 net acres of property located on the east side of North Marks Avenue, just south of West Clinton Avenue. The plan amendment also pertains to the West Area Community Plan area.](#)

1. **RECOMMEND APPROVAL (to the City Council) of Environmental Assessment No. A-10-002/R-10-002/C-10-039** recommending a Mitigated Negative Declaration be adopted.
2. **RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-10-002** proposing to amend the 2025 Fresno General Plan and the West Area Community Plan for ± 4.35 acres of the subject property from the medium-high density residential planned land use and ± 0.02 acres of the subject property from the general heavy commercial planned land use designation to the high density residential planned land use designation. The application also proposes to amend Policy W-5-b of the West Area Community Plan by adding language to the fifth point as follows: for sites greater than four acres, the minimum site area per dwelling unit shall not be less than 2,700 square feet. ***The minimum site area may be reduced provided property development standards of the underlying zone district are met.*** [***Bold and italicized*** text is proposed to be added.]
3. **RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-10-002** requesting authorization to reclassify ± 4.35 acres of the subject property from the T-P (*Trailer Park Residential*) and ± 0.02 acres of the subject property from the C-6 (*Heavy Commercial*) zone districts to the R-3 (*Medium Density Multiple Family Residential*) zone district.
4. **APPROVE Conditional Use Permit Application No. C-10-039** which proposes the construction of a 96 unit multiple family residential development with a community building and swimming pool and is contingent upon City Council approval of the related Plan Amendment and Rezone applications, and Environmental Assessment.
  - West Area Community Plan
  - Council District 3 (Councilmember Baines) for subject property & Policy Change impacts - Council Districts 1, 2, and 3 (Xiong, Brandau, Baines)
  - Staff Recommendation: Recommend Approval
  - Staff Member: McKencie Contreras
  - Conditional Use Permit may be considered by the City Council on appeal; Plan Amendment and Rezone will be considered by City Council

**VIII. NEW MATTERS (Continued)**

- C. [Consider Text Amendment Application No. TA-13-006 and related environmental finding for Environmental Assessment No. TA-13-006 to be applied on a citywide basis. Text Amendment Application No. TA-13-006 is request to allow for the expansion and use of certain outdoor dining areas, including within the street easements and rights-of-way, without requiring a special permit for certain uses. \(Recommend continuance to December 18, 2013\)](#)

- Citywide Application
- Staff Recommendation: Continue to December 18, 2013
- Staff Member: Israel Trejo
- Will be considered by the City Council

- D. [Consider Conditional Use Permit Amendment Application No. C-13-018 pertaining to approximately 151.5 acres of property located at 894 West Belmont Avenue \(Fresno Roeding Regional Park – 148 acres\), and 841 West Belmont Avenue \(proposed ponding basin-3.5 acres\), located in the vicinity of Roeding Regional Park, bounded by West Olive Avenue, Golden State Boulevard, West Belmont Avenue, and State Route 99.](#)

1. **AFFIRM the Director's finding that Conditional Use Permit Amendment Application No. C-13-018 is within the scope of** Final Environmental Impact Report (FEIR), SCH No. 2008031002 certified by the Fresno City Council on June 30, 2011 and the Addendum approved by the Fresno City Council on November 7, 2013 and that no further environmental review is required.
2. **APPROVE Conditional Use Permit Amendment Application No. C-13-018** requesting authorization to amend Conditional Use Permit No. C-08-186, which implements the Fresno Regional Roeding Park and Fresno Chaffee Zoo Facility Master Plans, in order to accommodate changes necessitated by the High Speed Train alignment, to construct a ponding basin, and to incorporate other minor changes.
  - West Area Community Plan
  - Council District 3 (Councilmember Baines)
  - 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 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)*