



# 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  
Assistant Director/Commission Secretary  
KEITH BERGTHOLD

Deputy City Attorney  
TALIA KOLLURI-BARBICK

*The Planning Commission welcomes you to this meeting.*

**November 28, 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](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 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 October 24, 2012
- B. Communications
- C. Entitlements

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

A. Consideration of Street Name Change Application No. SNC-12-001, filed by the City of Fresno, Public Works Department, to rename North Bryan Avenue, from West Alluvial Avenue south to approximately 800 feet southeast of North Cresta Avenue, to North Riverside Drive near the future intersection of Veterans Boulevard.

1. RECOMMEND APPROVAL TO THE CITY COUNCIL of Environmental Assessment No. SNC-12-001, determination of a finding of No Possibility of Significant Adverse Effect.
2. RECOMMEND APPROVAL TO THE CITY COUNCIL of Street Name Change Application No. SNC-12-001 proposing to rename North Bryan Avenue, from West Alluvial Avenue south to approximately 800 feet southeast of North Cresta Avenue, to North Riverside Drive near the future intersection of Veterans Boulevard.
  - Bullard Community Plan
  - Council District 2 (Councilmember Borgeas)
  - Staff Recommendation: Recommend Approval
  - Staff Member: Israel Trejo
  - Will be considered by the City Council

B. Consideration of Plan Amendment Application No. A-11-05, Rezone Application No. R-11-06, and environmental findings, filed by Bill Robinson of Sol Development Associates, on behalf of property owner Jenco Farms LP, pertaining to the northerly 8.7± acres of a 25.47-acre property located at 6421 West Spruce Avenue between West Herndon and West Spruce Avenues, east of the North Bryan Avenue alignment.

1. RECOMMEND APPROVAL TO THE CITY COUNCIL of Environmental Assessment No. A-11-05/R-11-06, determination of initial study to file a Mitigated Negative Declaration.
2. RECOMMEND APPROVAL TO THE CITY COUNCIL of Plan Amendment Application No. A-11-05 proposing to amend the 2025 Fresno General Plan and the Bullard Community Plan for the 8.7± acres from the commercial recreation planned land use designation to the community commercial land use designation to match the existing land use designation assigned to the southerly 15.8± acres of the overall parcel.
3. RECOMMEND APPROVAL TO THE CITY COUNCIL of Rezone Application No. R-11-06 proposing to rezone the northerly 8.7± acres of the 25.47-acre property from the C-R/UGM (*Commercial Recreation/Urban Growth Management*) zone district to the C-2/UGM/cz (*Community Shopping Center/Urban Growth Management/conditions of zoning*) zone district. The southerly 15.8 acres of the parcel are currently zoned C-2/EA/UGM/cz (*Community Shopping Center/Expressway Area Overlay/Urban Growth Management/conditions of zoning*).
  - Bullard Community Plan
  - Council District 2 (Councilmember Borgeas)
  - Staff Recommendation: Recommend Approval
  - Staff Member: Sandra Brock
  - Will be considered by the City Council

**VIII. NEW MATTERS - *Continued***

C. [Consideration of an appeal of the Development and Resource Management Director's action to approve Conditional Use Permit Application No. C-12-039 and environmental finding, filed by Rebekah Anderson on behalf of Verizon Wireless, pertaining to the installation of a 70-foot high slimline monopole in a 528 square-foot enclosed area in the parking area of property located on the southwest corner of West Clinton and North Fruit Avenues. This property is split-zoned C-5 \(General Commercial\) and P \(Off-Street Parking\).](#)

1. APPROVE Environmental Assessment No. C-12-039, determination of a Class 1/Section 15301 and Class32/Section 15332 (*Infill Development Projects*) Categorical Exemption from the requirements of the California Environmental Quality Act (CEQA).

2. DENY APPEAL AND UPHOLD DIRECTOR'S APPROVAL of Conditional Use Permit Application No. C-12-039 requesting authorization to install a 70-foot high slimline monopole consisting of three 3-sector antenna arrays consisting of one panel antenna per section (total of 3 antennas per array) enclosed within a radome. An on-site support ground cabinet is proposed to be located in a 16-foot 6-inch by 32-foot lease area within a proposed 6-foot high concrete masonry wall.

- Fresno High-Roeding Community Plan
- Tower District Specific Plan
- Council District 1 (Councilmember Xiong)
- Staff recommendation: Deny appeal, uphold Director's approval
- Staff Member: Jack Van Patten
- May be considered by the City Council

D. [Consideration of an appeal of the Development and Resource Management Director's action to approve Conditional Use Permit Application No. C-12-104 and environmental finding, filed by Richard LaRowe on behalf of Douglas B. Jensen, pertaining to the establishment of a State of California Alcoholic Beverage Control Type 20 liquor license \(Package Store - sale of beer and wine for consumption off the premises where sold\) for a proposed 7-Eleven Store located within existing tenant space of a vacant building on the southeast corner of East Kings Canyon Road and South Clovis Avenues. The subject 0.52-acre property is zoned C-3 \(Regional Shopping Center\).](#)

1. APPROVE Environmental Assessment No. C-12-104, determination of a Class 1/Section 15301 and Class32/Section 15332 (*Infill Development Projects*) Categorical Exemption from the requirements of the California Environmental Quality Act (CEQA).

2. DENY APPEAL AND UPHOLD DIRECTOR'S APPROVAL OF Conditional Use Permit Application No. C-12-104 requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 liquor license (*Package Store - sale of beer and wine for consumption off the premises where sold*) for a proposed 7-Eleven Store within existing tenant space of a vacant building.

- Roosevelt Community Plan
- Council District 5 (Councilmember Quintero)
- Staff recommendation: Deny appeal, uphold Director's approval
- Staff Member: Jack Van Patten
- 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)*

*December 12, 2012 – Planning Commission Workshop on General Plan*

*General Plan Chapters on Mobility and Transportation, Parks, Open Space, Trails*