



PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

Commission Members
SEROP TOROSSIAN, Vice Chair
CARY CATALANO
LAWRENCE GARCIA
LUISA MEDINA
RANDY REED
ROJELIO VASQUEZ

Development and Resource Management
Director/Commission Secretary
JENNIFER K. CLARK

Deputy City Attorney
MARY RATERMAN-DOIDGE

The Planning Commission welcomes you to this meeting.

August 5, 2015

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.

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 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 events 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 for June 17, 2015
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

A. [Consider Rezone Application No. R-15-008 and Site Plan Review S-15-068 pertaining to approximately 19.54 acres of property located on the east side of South Cherry Avenue, South of East North Avenue in the County of Fresno](#)

1. **RECOMMEND APPROVAL (to the City Council)** of the environmental finding of a Finding of Conformity with Fresno General Plan Master Environmental Impact Report as Environmental Assessment No. R-15-008/S-15-068/ANX-15-001 dated July 2, 2015.
2. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-15-008 proposing to amend the Official Zone Map and prezone an approximately 19.54 acre subject site located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno from the AL-20 (*Limited 20-Acre Agricultural [Fresno County]*) zone district to the M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district.
3. **APPROVE** Site Plan Review Application No. S-15-068 which proposes to construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods, contingent upon City Council approval of Rezone Application No. R-15-008 and the related environmental assessment.
 - Edison Community Plan and North Avenue Industrial Triangle Specific Plan
 - Council District 3 (Councilmember Baines)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Bruce Barnes
 - Will be considered by the City Council

VIII. NEW MATTERS (Continued)

B. [Consider Rezone Application No. R-15-007 and Vesting Tentative Tract Map No. 6091/UGM, filed by Gary Giannetta, on behalf of Gary McDonald Homes pertaining to approximately 2.25 net acres of property located on the east side of North Cornelia Avenue between West McKinley and West Normal Avenues.](#)

1. **RECOMMEND APPROVAL (to the City Council)** of the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report as prepared by Environmental Assessment No. R-15-007/T-6091 dated July 2, 2015.
2. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-15-007 to reclassify the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural District/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential District/Urban Growth Management*) zone district.
3. **APPROVE** Vesting Tentative Tract Map No. 6091/UGM subject to compliance with the Conditions of Approval dated August 5, 2015 and contingent upon City Council approval of Rezone Application No. R-15-007 and the related environmental assessment.
 - West Area Community Plan
 - Council District 3 (Councilmember Baines)
 - Staff Recommendation: Recommend Approval of the Rezone Application and approve the Vesting Tentative Tract Map
 - Staff Member: Christopher Lang
 - 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)