



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.

April 16, 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. [Consider Conditional Use Permit Application No. C-14-010, Tentative Tract Map No. 6073/UGM and related environmental findings filed by Precision Civil Engineering on behalf of Silkscape, Inc., pertaining to approximately 17.99 net acres of property located on the north side of East Church Avenue between South Chestnut and South Willow Avenues.](#)

1. **ADOPT** Environmental Assessment No. C-14-010/T-6073 recommending that the Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 and the Mitigated Negative Declaration prepared for Plan Amendment No. A-09-02 (Air Quality MND) dated February 14, 2014, be adopted for Conditional Use Permit Application No. C-14-010 and Tentative Tract Map No. 6073/UGM.
2. **APPROVE** Conditional Use Permit Application No. C-14-010 requesting authorization for the development of a 112-lot single family residential, public street planned development with modified property development standards on the subject property pursuant to Tentative Tract map No. 6073/UGM.
3. **APPROVE** Tentative Tract Map No. 6073/UGM proposing to subdivide the subject property for the purposes of creating 112 single family residential lots and three additional Outlots for common open space purposes within the proposed planned development.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Quintero)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Will Tackett
 - May be considered by City Council on appeal

B. [Consider an appeal on the action of the Planning and Development Director revoking Site Plan Review No. S-96-76 and Major Revised Exhibit No. S-11-57 for failure to substantially comply with the conditions of approval under S-96-76 and S-11-57; which has been filed by Michael and Vincenza Occhionero, the business and property owners of the business located at 2680 N. Miami \(APN: 496-217-09\) \("Subject Property"\), and zoned M-1 \(*Light Manufacturing*\).](#)

1. **Adopt** "Procedures for Special Permit Revocation Proceeding" for Appeal regarding Subject Property;
2. **Deny the Appeal and Uphold** the Director's Revocation of S-96-76 and S-11-57 at Subject Property.
 - McLane Community Plan
 - Council District 4 (Councilmember Caprioglio)
 - Staff Recommendation:
 - Staff Member: Richard Salinas
 - May be considered by City Council on appeal

VIII. NEW MATTERS

A. Consider Plan Amendment Application No. A-11-003, Rezone Application No. R-11-003, Conditional Use Permit Application No. C-13-092, and Vesting Tentative Tract Map No. 6033/UGM filed by Granville Homes, Inc. and pertaining to approximately ± 34.01 net acres of property located on the northeast corner of North Fowler and East Clinton Avenues.

1. **RECOMMEND APPROVAL (to the City Council)** of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-11-003/R-11-003/C-13-092/T-6033/UGM dated March 21, 2014 for the purpose of the proposed plan amendment and rezone applications.
2. **RECOMMEND APPROVAL (to the City Council)** of Plan Amendment Application No. A-11-003 proposing to amend the 2025 Fresno General Plan and the McLane Community Plan for a 2.14 acre property (APN 310-041-39) from Light Industrial to Neighborhood Commercial and for a 31.87 acre portion of APN 310-041-38 from Light Industrial to Medium Density Residential.
3. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-11-003 to reclassify the approximately 2.14 acre property from the C-M/UGM/cz (*Commercial and Light Manufacturing/Urban Growth Management/with conditions of zoning*) zone district to the C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/conditions of zoning*) zone district and the approximately 31.87 acre portion of the subject property from the C-M/UGM/cz (*Commercial and Light Manufacturing/Urban Growth Management/with conditions of zoning*) zone district to the R-1/UGM/cz (*Single Family Residential/Urban Growth Management/conditions of zoning*) zone district.
4. **APPROVE** Conditional Use Permit Application No. C-13-092 for the establishment of a 169-lot single family residential, public street planned unit development with modified property development standards for lots proposed to be created by Vesting Tentative Tract Map No. 6033/UGM Approval of the C-13-092 is contingent upon Council approval of Plan Amendment Application No. A-11-003 and Rezone Application No. R-11-003 and the related environmental assessment. Changes made to those documents that potentially render C-13-092 in conflict with them will require C-13-092 to return to the Planning Commission.
5. **APPROVE** Vesting Tentative Tract Map No. 6033/UGM subject to the findings included within the Staff Report to the Planning Commission dated April 16, 2014; compliance with the Conditions of Approval dated April 16, 2014; and, contingent upon City Council approval of Plan Amendment Application No. A-11-003, Rezone Application No. R-11-003, and the related environmental assessment. Changes made to those documents that potentially render T-6033 in conflict with them will require T-6033 to return to the Planning Commission.

- McLane Community Plan
- Council District 4 (Councilmember Caprioglio)
- Staff Recommendation: Approve
- Staff Member: Sophia Pagoulatos, Will Tackett
- May be considered by the 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)