



# PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

Commission Members  
SEROP TOROSSIAN, Vice Chair  
PAUL E. CAPRIOGLIO  
RAMA DAWAR  
ANDY HANSEN-SMITH  
LUISA MEDINA  
ROJELIO VASQUEZ

Development and Resource Management Department  
JOHN M. DUGAN, AICP  
Director/Planning Commission Secretary

Senior Deputy City Attorney  
SHANNON L. CHAFFIN

*The Planning Commission welcomes you to this meeting.*

**April 6, 2011**

**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 incapacitados, 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. Any testimony that references race, religion, economic status, national origin, shall be deemed out of order, irrelevant and will not be considered by the Commission in making its land use determinations.

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 March 16, 2011
- B. Communications
- C. Entitlements

### **VI. REPORTS BY COMMISSIONERS**

### **VII. CONTINUED MATTERS**

**NEW MATTERS**

A. [Consider Plan Amendment Application No. A-10-010, Rezone Application No. R-10-011, Conditional Use Permit Application No. C-10-235, and Vesting Tentative Tract Map No. 5987. These applications have been filed by Dirk Poeschel Land Development Services, Inc., on behalf of Wathen-Castanos Hybrid Homes, Inc. and pertain to approximately 4.54 acres of property located on the east side of North Forkner Avenue between West Barstow and West Bullard Avenues.](#)

1. **RECOMMEND APPROVAL TO THE CITY COUNCIL** of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-10-010/R-10-011/C-10-235/T-5987 for the purpose of the proposed plan amendment and rezone applications.
2. **RECOMMEND APPROVAL TO CITY COUNCIL** of Plan Amendment Application No. A-10-010 proposing to amend the 2025 Fresno General Plan and Bullard Community Plan from the low density residential planned land use designation to the medium density residential planned land use designation.
3. **RECOMMEND APPROVAL TO THE CITY COUNCIL** of Rezone Application No. R-10-011 requesting authorization to reclassify the subject property from the R-1-EH (*Single Family Residential Estate, minimum lot size of 37,500 square feet—Horses permitted*) and R-1-AH (*Single Family Residential, minimum lot size of 20,000 square feet—Horses permitted*) zone districts to the R-1 (*Single Family Residential*) zone district.
4. **APPROVE** the Mitigated Negative Declaration prepared for Environmental Assessment No. A-10-010/R-10-011/C-10-235/T-5987 for the purpose of the proposed Conditional Use Permit and Vesting Tentative Tract Map applications, contingent upon City Council approval of Plan Amendment Application No. A-10-010, Rezone Application No. R-10-011, and the related environmental assessment.
5. **APPROVE** Conditional Use Permit Application No. C-10-235 subject to the findings included within the Staff Report to the Planning Commission dated April 6, 2011; compliance with the Conditions of Approval dated April 6, 2011; and, contingent upon City Council approval of Plan Amendment Application No. A-10-010, Rezone Application No. R-10-011, and the related environmental assessment.
6. **APPROVE** Vesting Tentative Tract Map No. 5987 subject to the findings included within the Staff Report to the Planning Commission dated April 6, 2011; compliance with the Conditions of Approval dated April 6, 2011; and ,contingent upon City Council approval of Plan Amendment Application No. A-10-010, Rezone Application No. R-10-11, and the related environmental assessment.

- Bullard Community Plan
- Council District 2 (Councilmember Borgeas)
- Staff Recommendation: Recommend Approval
- Staff Member: McKencie Contreras
- Plan Amendment and Rezone will be considered by the City Council. The Conditional Use Permit and Vesting Tentative Tract Map may be considered by 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 Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XII. ADJOURNMENT**

***UPCOMING MATTERS***

*(Dates subject to change)*