

# City of Fresno

*City Hall Council Chamber  
2600 Fresno Street*



## Meeting Agenda - Final

Wednesday, December 16, 2015

6:00 PM

Regular Session

City Hall Council Chamber  
2600 Fresno Street

### Planning Commission

*Chairperson Jaime Holt  
Vice Chair Serop Torossian  
Commissioner Cary Catalano  
Commissioner Lawrence Garcia  
Commissioner Luisa Medina  
Commissioner Randy Reed  
Commissioner Rojelio Vasquez*

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 limpam 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**

B. Communications

C. Entitlements

1. ID#15-1145 [Consider approval of a two-year extension of time to January 15, 2018, for the filing of a final map of Vesting Tentative Tract Map No. 6052/UGM, filed by Brent McCaffrey, on behalf of The McCaffrey Group, to subdivide approximately 13.26 net acres of property into a 95-lot single family residential subdivision with private streets located on the northwest corner of North Hayes and West Herndon Avenues.](#)

**Sponsors:**

Development and Resource Management Department

2. ID#15-1158 [Consider approval of a two-year extension of time to January 15, 2018, for the filing of a final map of Vesting Tentative Tract Map No. 6054/UGM, filed by Brent McCaffrey, on behalf of The McCaffrey Group, to subdivide approximately 9.27 net acres of property into a 69-lot single family residential subdivision with private streets located on the east side of North Polk Avenue between West Corona Avenue and North Dante Avenue.](#)

**Sponsors:** Development and Resource Management Department

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

- A. [ID#15-1165](#) REFER BACK TO STAFF  
[Consideration of Conditional Use Permit Application No. C-15-134 \(HSR\), for the proposed establishment and operation of a private 'members-only' health & fitness gymnasium within an unoccupied 4,660 sqft office building with rear parking lot. The site of the proposed use is a 0.27-acre commercially developed property situated on the north side of East Olive Avenue between North College and North Poplar Avenues in the historic Tower District.](#)

**Sponsors:** Development and Resource Management Department

- B. [ID#15-1148](#) [Consider an appeal regarding Conditional Use Permit Application No. C-15-104 approved by the Development and Resource Management Department Director for property located on the northeast corner of East Champlain and North Hickory Hill Drives.](#)

1. **ADOPT** the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. C-15-104, dated October 20, 2015.
2. **DENY** the appeal and **UPHOLD** the action of the Development and Resource Management Department Director approving Conditional Use Permit Application No. C-15-104, for construction of a new approximately 45,500 square foot fitness center subject to the Conditions of Approval revised on October 29, 2015.
  - Woodward Park Community Plan
  - Council District 6 (Councilmember Brand)
  - Staff Recommendation: Take Action on Conditional Use Permit
  - Staff Member: Lauren Filice
  - May be considered by City Council on appeal

- C. [ID#15-1143](#) [Consideration of Plan Amendment Application No. A-15-002, Rezone Application No. R-15-009, Conditional Use Permit Application No. C-15-167, Vesting Tentative Tract Map No.](#)

[6108/UGM and related Environmental Assessment No. A-15-002/R-15-009/C-15-167/T-6108, filed by FowlerDevelopment Company, Inc. These application pertain to approximately 6.56 acres of property located that the northeast corner of North Fowler and East Clinton Avenues; and, approximately 14.37 acres of property located at the southeast corner of East Shields and North Bliss Avenues.](#)

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-15-002/R-15-009/C-15-167/T-6108 dated November 25, 2015 for purposes of the proposed plan amendment and rezone applications.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-15-002 proposing to amend the Fresno General Plan and the McLane Community Plan to change the planned land use designation for the approximately 6.56 acre portion of the subject property from Community Commercial (2.09 ac.) and Medium-Low Density Residential (4.47 ac.) to Medium Density Residential; and, to change the planned land use designation for the approximately 14.37 acre portion of the subject property from Urban Neighborhood to Medium Density Residential.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-15-009 to amend the Official Zone Map to rezone the approximately 2.09 acre portion of the subject property from the C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/with conditions of zoning*) zone district to the R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district; and, to rezone the approximately 14.37 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/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district.
4. APPROVE Conditional Use Permit Application No. C-15-167 subject to the findings included within the Staff Report to the Planning Commission dated December 16, 2015; compliance with the Conditions of Approval dated December 16, 2015; and, contingent upon City Council approval of Plan Amendment Application No. A-15-002, Rezone Application No. R-15-009, and the related environmental assessment.

5. APPROVE Vesting Tentative Tract Map No. 6108/UGM subject to the findings included within the Staff Report to the Planning Commission dated December 16, 2015; compliance with the Conditions of Approval dated December 16, 2015; and, contingent upon City Council approval of Plan Amendment Application No. A-15-002, Rezone Application No. R-15-009, and the related environmental assessment.

- McLane Community Plan
- Council District 4 (Councilmember Caprioglio)
- Staff Recommendation: Approve
- Staff Member: Will Tackett
- Plan Amendment and Rezone to be considered by the City Council

**Sponsors:**

Development and Resource Management Department

**D. ID#15-1144**

[Consideration of Rezone Application No. R-15-011, Conditional Use Permit Application No. C-15-149, Vesting Tentative Tract Map No. 6079/UGM and related Environmental Assessment No. R-15-011/C-15-149/T-6079, filed by Fowler Development Company, Inc. These applications pertain to approximately 3.07 acres of property located on the south side of East Princeton Avenue between North Fowler and North Bliss Avenues.](#)

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (SCH#2012111015) as prepared for Environmental Assessment (EA) No. R-15-011/C-15-149/T-6079 dated November 06, 2015 for purposes of the proposed rezone application.
2. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-15-011 to amend the Official Zone Map to rezone 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/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district.
3. APPROVE Conditional Use Permit Application No. C-15-149 subject to the findings included within the Staff Report to the Planning Commission dated December 16, 2015; compliance with the Conditions of Approval dated December 16, 2015; and, contingent upon City Council approval of Rezone Application No. R-15-011, and the related environmental assessment.

4. APPROVE Vesting Tentative Tract Map No. 6079/UGM subject to the findings included within the Staff Report to the Planning Commission dated December 16, 2015; compliance with the Conditions of Approval dated December 16, 2015; and, contingent upon City Council approval of Rezone Application No. R-15-011, and the related environmental assessment.
  - McLane Community Plan
  - Council District 4 (Councilmember Caprioglio)
  - Staff Recommendation: Approve
  - Staff Member: Will Tackett
  - Rezone to be considered by the City Council

**Sponsors:** Development and Resource Management Department

**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)**